

# \$275,000 - 2106, 73 Erin Woods Court Se, Calgary

MLS® #A2114712

## \$275,000

2 Bedroom, 2.00 Bathroom, 845 sqft

Residential on 0.00 Acres

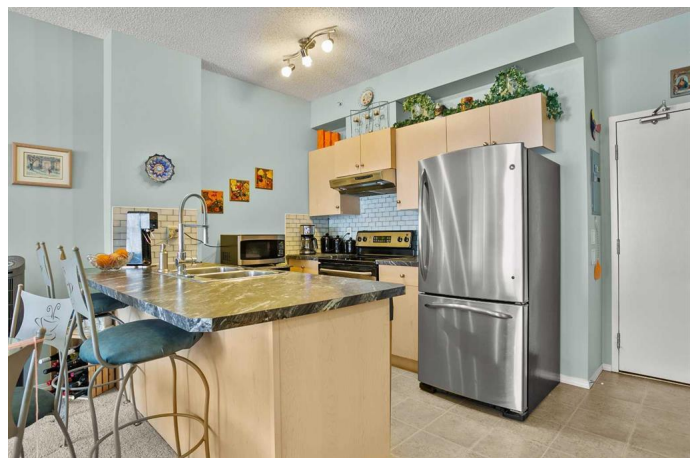
Erin Woods, Calgary, Alberta

Welcome to this 2 Bed 2 Bath corner unit with 9' ceilings and a rare storage ROOM conveniently located behind your titled underground parking. The unit itself offers tons of storage and functionality - you will appreciate the upright cabinet off the entry which makes for great pantry space and could also be used as an office space. The kitchen offers stainless steel appliances, updated countertops, updated backsplash and a large breakfast bar perfect for entertaining. The open living area leads out to your corner unit southwest facing balcony perfect for enjoying the afternoon sun. The apartment has a large secondary bedroom with nearby bath and in suite laundry as well as expansive separate primary retreat complete with walk in closet, and 4 PC ensuite that's recently been updated! All of this in a fantastic concrete condo building that is conveniently situated for quick access around the city for under \$300,000! Book a private showing with your favourite agent today!

Built in 2006

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2114712  |
| Price      | \$275,000 |
| Sold Price | \$295,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Square Footage | 845         |
| Acres          | 0.00        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Sold        |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 2106, 73 Erin Woods Court Se |
| Subdivision | Erin Woods                   |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2B 3V2                      |

### Amenities

|                |                                                                                                   |
|----------------|---------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Parking, Picnic Area, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking |
| Parking Spaces | 1                                                                                                 |
| Parking        | Stall, Titled, Underground                                                                        |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, High Ceilings, Laminate Counters, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer                                                                         |
| Heating           | In Floor                                                                                                                              |
| Cooling           | None                                                                                                                                  |
| # of Stories      | 4                                                                                                                                     |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Balcony, Courtyard     |
| Roof              | Asphalt Shingle        |
| Construction      | Concrete, Vinyl Siding |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | March 15th, 2024 |
| Date Sold   | April 1st, 2024  |

|                |           |
|----------------|-----------|
| Days on Market | 17        |
| Zoning         | M-C2 d204 |
| HOA Fees       | 0.00      |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.