

**101, 3606 Erlton Court SW  
Calgary, Alberta****MLS # A2278055****\$179,900**

<b>Division:</b>	Parkhill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	575 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Heated Garage, Parkade, Secured, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 399
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Open Floorplan		

**Inclusions:** None

Step into this charming MAIN-FLOOR, one-bedroom, one-bath condo unit located in a quiet and safe neighbourhood of Erlton Terrace in Parkhill SW Calgary. With its blend of spacious interiors, this property offers an inviting lifestyle at a price that makes sense. The open-concept living and dining area provides plenty of room to relax or entertain. The west-facing patio brings in natural light, creating a warm and welcoming atmosphere. The kitchen offers ample cabinetry, great countertop space, and a layout that makes cooking enjoyable. The bedroom features large bay windows complete with a charming window seat --perfect for reading, relaxing, or enjoying your morning coffee. Conveniently located beside the bedroom is a 4-pc bath. Enjoy the ease of BRAND-NEW Washer and Dryer plus extra storage space in the dedicated laundry room! Your vehicle stays protected year-round with safe, secured underground parking offering peace of mind and convenience. This property is perfect for first-time buyers looking for smart entry into the market, downsizers seeking comfort and simplicity, investors looking for a good potential return on investment, or professionals wanting quick access to downtown Calgary without sacrificing peace and quiet! This property delivers comfort, practicality, and unbeatable value.