

**207, 3606 Erlton Court SW
Calgary, Alberta**

MLS # A2281900



\$189,900

Division:	Parkhill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	588 sq.ft.	Age:	1981 (45 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 416
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: Storage Room Shelves

Fantastic Stanley Park location in Erlton Terrace (Parkhill SW), just minutes to Downtown, Mission, 17th Ave, and Macleod Trail. This second-floor condo faces west on a quiet street and is located in a well-managed building. Enjoy a spacious open-concept living area with luxury vinyl plank flooring throughout and sliding doors to a sunny west-facing patio. The functional open kitchen offers ample cabinetry and great counter space. The unit features a large bedroom and a 4-piece bath with a soaker tub. In-suite laundry includes a newer LG high-efficiency washer and ventless dryer (2022), plus extra in-suite storage. Secure heated underground assigned parking keeps your vehicle protected year-round. Close to parks, river pathways, transit, shopping, and all inner-city amenities. Ideal for first-time buyers, downsizers, investors, or professionals seeking convenience without sacrificing peace and quiet. All you need is the key!