

210, 3606 Erlton Court SW  
Calgary, Alberta

MLS # A2196833



**\$249,800**

<b>Division:</b>	Parkhill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Low-Rise (1-4)		
<b>Size:</b>	771 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Covered, Heated Garage, Parkade, Secured		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Hot Water, Natural Gas

**Water:** -

**Floors:** Carpet, Ceramic Tile, Linoleum

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 555

**Basement:** -

**LLD:** -

**Exterior:** Vinyl Siding, Wood Frame, Wood Siding

**Zoning:** M-C1

**Foundation:** -

**Utilities:** -

**Features:** Storage

**Inclusions:** NA

Discover your new home in the heart of Parkhill! This charming 2 bedroom, 1 bath condo offers an open floor plan with stylish new luxury vinyl plank flooring that enhances the spacious living/dining and bedroom areas. Freshly painted throughout in designer white tones. A functional kitchen with a surprising amount of counter space and storage with white appliances incl. a new dishwasher &24. The primary bedroom features a sunny bay window and generous closet space, while the second bedroom is ideal for guests or a home office. Step out onto the east-facing balcony of this private corner end unit for your sunrise morning coffee. In-suite laundry & storage (new washer '23), a heated underground parking stall, and bike storage in the parkade. Situated near trendy 4th Street Mission District shops and restaurants, schools, MNP Centre, Elbow River paths and just a short walk to the 39th Avenue train station, this condo offers exceptional convenience. A stable well managed non-smoking complex with Immediate possession available! Don't miss this opportunity to own a centrally located condo in Parkhill. Just move in, relax and enjoy!