

210, 3606 Erlton Court SW
Calgary, Alberta

MLS # A2196833



\$249,800

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

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|--------------------|---------------------------------------|-------------------|--------|
| 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!