



GRASSROOTS
REALTY GROUP

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105, 3606 Erlton Court SW
Calgary, Alberta

MLS # A2247218



\$259,900

Division:	Parkhill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	762 sq.ft.	Age:	1981 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 555
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Soaking Tub, Storage		

Inclusions: NONE

Discover the perfect blend of space, comfort and convenience in this exceptional ground-level home in Parkhill, one of the largest units in the complex! Featuring 2 spacious bedrooms and a bright, functional floor plan, this residence offers an inviting lifestyle in one of Calgary's most sought-after inner-city communities. The white galley-style kitchen provides a neutral backdrop for any style, with a functional layout that flows into the adjacent dining area, perfect for both casual meals and entertaining guests. The living room invites relaxation with large patio sliders opening to a west-facing, fenced outdoor retreat, ideal for summer BBQs or unwinding in the evening sun. A 4-piece bathroom, in-suite laundry and secure underground parking add everyday convenience. The location is truly outstanding, just blocks from the Elbow River, Stanley Park and vibrant Mission. Embrace an active lifestyle with nearby pathways, sports fields, tennis courts, picnic areas, a toboggan hill, outdoor swimming pool, ice rink and endless green spaces. Walk to trendy cafes, boutique shops, and world-class dining in Mission or enjoy quick access to Stampede Grounds, downtown and all levels of transit. This is urban living with a relaxed, community feel, right where you want to be!