



**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: -

Water: -

Sewer: -

Condo Fee: \$ 416

LLD: -

Zoning: M-C1

Utilities: -

Heating: Baseboard, Natural Gas

Floors: Vinyl Plank

Roof: -

Basement: -

Exterior: Vinyl Siding, Wood Frame

Foundation: -

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!