

# \$249,900 - 105, 3606 Erlton Court Sw, Calgary

MLS® #A2247218

**\$249,900**

2 Bedroom, 1.00 Bathroom, 762 sqft

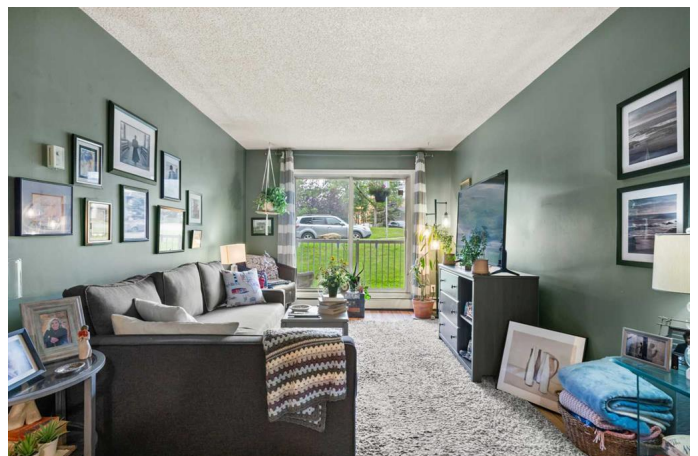
Residential on 0.00 Acres

Parkhill, Calgary, Alberta

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!

Built in 1981

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2247218          |
| Price          | \$249,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 762               |
| Acres          | 0.00              |
| Year Built     | 1981              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 105, 3606 Erlton Court Sw |
| Subdivision | Parkhill                  |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2S 3A5                   |

### Amenities

|                |                                                |
|----------------|------------------------------------------------|
| Amenities      | Secured Parking, Snow Removal, Visitor Parking |
| Parking Spaces | 1                                              |
| Parking        | Parkade, Underground                           |

### Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | See Remarks, Soaking Tub, Storage                                               |
| Appliances        | Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Baseboard, Hot Water, Natural Gas                                               |
| Cooling           | None                                                                            |
| # of Stories      | 3                                                                               |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Balcony                               |
| Roof              | Asphalt Shingle                       |
| Construction      | Vinyl Siding, Wood Frame, Wood Siding |
| Foundation        | Poured Concrete                       |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 16               |
| Zoning         | M-C1             |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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