

# \$259,900 - 105, 3606 Erlton Court Sw, Calgary

MLS® #A2247218

**\$259,900**

2 Bedroom, 1.00 Bathroom, 762 sqft

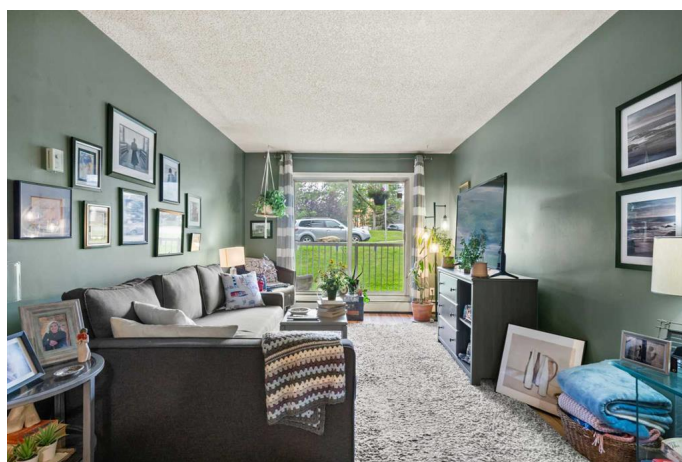
Residential on 0.00 Acres

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	\$259,900
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, Natural Gas, Hot Water
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	1
Zoning	M-C1

**Listing Details**

Listing Office	RE/MAX Realty Professionals
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