

\$249,800 - 204, 3606 Erlton Court Sw, Calgary

MLS® #A2262453

\$249,800

2 Bedroom, 1.00 Bathroom, 784 sqft

Residential on 0.00 Acres

Parkhill, Calgary, Alberta

Discover your new home in the heart of Parkhill! This charming 2-bedroom, 1 updated bath condo offers an open floor plan with a functional all white kitchen with newer cabinets, appliances, and a surprising amount of counter space and storage. Stylish newer laminate plank flooring that enhances the spacious living/dining and bedroom areas. Fresh paint throughout in designer white tones. The primary bedroom features a sunny bay window, sunrise views and generous closet space, while the similar size second bedroom is ideal for guests or a home office. Step out onto the east-facing balcony for your sunrise morning coffee. In-suite laundry with full size Electrolux washer dryer & storage 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, easy access to Macleod transportation routes and just a short walk to the 39th Avenue train station or walk to Stampede Park! This condo offers exceptional convenience. A stable well kept and 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! NOTE: Condo fees \$557 include heat water & sewer! Click on 3D for interactive floorplans

Built in 1981



Essential Information

MLS® #	A2262453
Price	\$249,800
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	784
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	204, 3606 Erlton Court Sw
Subdivision	Parkhill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S3A5

Amenities

Amenities	Secured Parking, Trash, Bicycle Storage
Parking Spaces	1
Parking	Heated Garage, Secured, Underground

Interior

Interior Features	No Smoking Home, Open Floorplan, Soaking Tub
Appliances	Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	3

Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Landscaped, Views
Construction	Vinyl Siding, Wood Frame, Wood Siding

Additional Information

Date Listed	October 7th, 2025
Days on Market	26
Zoning	M-C1

Listing Details

Listing Office	RE/MAX House of Real Estate
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