

**101, 3606 Erlton Court SW
Calgary, Alberta****MLS # A2278055****\$189,900**

Division:	Parkhill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	575 sq.ft.	Age:	1981 (45 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Heated Garage, Parkade, Secured, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 399
Basement:	-	LLD:	-
Exterior:	Aluminum Siding , Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Laminate Counters, Open Floorplan		
Inclusions:	None		

Step into this charming MAIN-FLOOR, one-bedroom, one-bath condo unit located in a quiet and safe neighbourhood of Erlton Terrace in Parkhill SW Calgary. With its blend of spacious interiors, this property offers an inviting lifestyle at a price that makes sense. The open-concept living and dining area provides plenty of room to relax or entertain. The west-facing patio brings in natural light, creating a warm and welcoming atmosphere. The kitchen offers ample cabinetry, great countertop space, and a layout that makes cooking enjoyable. The bedroom features large bay windows complete with a charming window seat --perfect for reading, relaxing, or enjoying your morning coffee. Conveniently located beside the bedroom is a 4-pc bath. Enjoy the ease of BRAND-NEW Washer and Dryer plus extra storage space in the dedicated laundry room! Your vehicle stays protected year-round with safe, secured underground parking offering peace of mind and convenience. This property is perfect for first-time buyers looking for smart entry into the market, downsizers seeking comfort and simplicity, investors looking for a good potential return on investment, or professionals wanting quick access to downtown Calgary without sacrificing peace and quiet! This property delivers comfort, practicality, and unbeatable value.