



THE
A-TEAM

**RE/MAX
FIRST**

3606 ERLTON Court #210, Calgary T2S 3A5

MLS® #: **A2196833**

Area: **Parkhill**

Listing Date: **02/26/25**

List Price: **\$249,800**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1981**

Finished Floor Area

Abv Sqft: **771**
Low Sqft:
Ttl Sqft: **771**

DOM

0

Layout

Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment-Low-Rise (1-4)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Assigned,Covered,Heated Garage,Parkade,Secured

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Hot Water,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Vinyl Siding,Wood Frame,Wood Siding**
Flooring: **Carpet,Ceramic Tile,Linoleum**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Oven,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **Storage**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Condo Fee: **\$555**
Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **M-C1**

Legal Desc: **9410632**

Remarks

Pub Rmks:

Discover your new home in the heart of Parkhill! This charming 2 bedroom, 1 bath condo offers an open floor plan with stylish new luxury vinyl plank flooring that enhances the spacious living/dining and bedroom areas. Freshly painted throughout in designer white tones. A functional kitchen with a surprising amount of counter space and storage with white appliances incl. a new dishwasher '24. The primary bedroom features a sunny bay window and generous closet space, while the second bedroom is ideal for guests or a home office. Step out onto the east-facing balcony of this private corner end unit for your sunrise morning coffee. In-suite laundry & storage (new washer '23), 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 and just a short walk to the 39th Avenue train station, this condo offers exceptional convenience. A stable 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!

Inclusions:

NA

Property Listed By:

RE/MAX House of Real Estate

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







