

307, 2416 Erlton Street SW
Calgary, Alberta

MLS # A2199570



\$424,900

Division:	Erlton		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,055 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Owned, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Hot Water, Natural Gas

Water: -

Floors: Carpet, Ceramic Tile

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 728

Basement: None

LLD: -

Exterior: Stone, Stucco, Wood Frame

Zoning: M-C2

Foundation: Poured Concrete

Utilities: -

Features: Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Pantry

Inclusions: fob for building/underground parking

Welcome to Waterford of Erlton—a prestigious & well-managed complex offering the perfect blend of urban convenience & tranquil living. This spacious 2 bedroom, 2 bathroom plus den unit is ideally located just steps from downtown, MNP Sports Centre, LRT, Stampede Park & the vibrant Mission district with its boutique shops, cafes & top-rated restaurants. Inside you will find a bright open concept featuring high ceilings, quartz countertops, a corner pantry & ample kitchen cabinetry. The cozy gas fireplace adds warmth to the living space while the den provides flexibility for work or hobbies. The primary bedroom boasts a walk-in closet & full ensuite, complemented by a 2nd bedroom & full bath for guests. Enjoy the convenience of in-suite laundry, a private balcony with gas BBQ hookup, view (overlooking the beautiful courtyard) & additional storage. This complex offers fantastic amenities including heated underground parking with car wash, bike storage & plenty of visitor parking. Plus with its pet friendly policy & access to scenic pathways along the Elbow River, you can truly live, work & play in one of Calgary's most sought after locations. Don't miss this opportunity — book your private showing today!