# \$449,800 - 309, 2411 Erlton Road Sw, Calgary

MLS® #A2198822

## \$449,800

2 Bedroom, 2.00 Bathroom, 1,166 sqft Residential on 0.00 Acres

Erlton, Calgary, Alberta

LOCATION LOCATION!!! "The WATERFORD OF ERLTON" is just steps to the River Pathways and half block to MNP Sports center. Upgraded and updated 2-bedroom and 2-bathroom condo in offering 1166 sq ft of living space on the 3rd floor and Titled Heated Parking too. Upon entrance to the home, you are greeted with a ceramic tiled entrance and the dynamic view of the massive living room. The feature wall is a perfect canvas to display plenty of art. Boasting an open-concept layout with soaring 9-foot ceilings and luxurious finishes including QUARTZ COUNTERS, upgraded STAINLESS STEEL APPLIANCES, Maple Cabinets, and RENOVATED contemporary kitchen and bathrooms. Both extra-large bedrooms have walk-in closets and ensuite bathrooms. The unit also includes a large, covered balcony overlooking the courtyard and in-suite Laundry Room with Washer & Dryer. The home comes with a TITLED, HEATED, UNDERGROUND PARKING STALL (#219). There is Games Room on the main floor as well as a separate Party Room. Conveniently located with a short walk to the Beltline restaurants, downtown core, MNP Sports Centre, Stampede Park, Saddledome and public transit. This is a must-see! ALSO HEAT AND WATER ARE INCLUDED in the condo fees.







Built in 2000

#### **Essential Information**

MLS® # A2198822 Price \$449,800

Bedrooms 2
Bathrooms 2.00
Full Baths 2

Square Footage 1,166
Acres 0.00

Year Built 2000

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

## **Community Information**

Address 309, 2411 Erlton Road Sw

Subdivision Erlton
City Calgary
County Calgary
Province Alberta
Postal Code T2S 3B9

#### **Amenities**

Amenities Party Room, Secured Parking, Visitor Parking

Utilities Cable Available, Electricity Connected, Natural Gas Connected,

Garbage Collection, Phone Available, Sewer Connected, Water

Connected

Parking Spaces 1

Parking Heated Garage, Insulated, Stall, Underground

### Interior

Interior Features Closet Organizers, Double Vanity, Soaking Tub, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer

Heating Natural Gas, Hot Water

Cooling None

# of Stories 5

Basement None

#### **Exterior**

Exterior Features Balcony

Roof Asphalt Shingle

Construction Brick, Stone, Stucco, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed March 3rd, 2025

Days on Market 30

Zoning M-C2

# **Listing Details**

Listing Office RE/MAX House of Real Estate

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