



GRASSROOTS
REALTY GROUP

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405, 2416 ERLTON Street SW
Calgary, Alberta

MLS # A2213512



\$424,900

Division:	Erlton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,006 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled		
Lot Size:	0.00 Acre		
Lot Feat:	Landscaped, Views		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Slate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 687
Basement:	-	LLD:	-
Exterior:	Brick, Stone, Stucco, Wood Frame	Zoning:	M-C2 d187
Foundation:	-	Utilities:	-
Features:	No Smoking Home		

Inclusions: Window Coverings

Welcome home to this beautifully updated and upgraded corner unit in the Waterford complex's most desirable location facing both downtown and west. When you enter, the spacious open concept living, dining room, and kitchen greets you as natural light floods in over the stone framed gas fireplace from the west facing windows. In the kitchen, you will find newer stainless steel appliances and a custom built pantry with ample storage and a coffee bar. At the far end, find your first of two balconies. This outdoor living space features a gas bbq connection and faces west to the river and quiet tree lined street. Find two bright bedrooms with large windows, including a master suite with a full four piece en-suite, skylight, multiple closets and a north facing balcony with sweeping downtown views. Newer high efficiency washer and dryer in suite, upgraded window coverings including premium blinds and screens on both balcony doors complete the unit. This complex also features a games room with slate pool table, gazebo, car wash, bike cages and courtyard. This unit includes a titled parking stall in the heated underground parkade with the possibility of renting two further parking spaces. Located steps from the Elbow River, Lindsay Park, Repsol Centre and the Erlton C-Train station.