



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

504, 2419 Erlton Road SW
Calgary, Alberta

MLS # A2234886



\$419,900

Division:	Erlton		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Penthouse		
Size:	985 sq.ft.	Age:	1998 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	-	Condo Fee:	\$ 636
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C2 d187
Foundation:	-	Utilities:	-
Features:	Built-in Features, Vaulted Ceiling(s)		

Inclusions: None

Corner unit in The Waterford with south and west exposure. Top floor, Penthouse location with no-one above you and ceilings that vault up to 11'. Versatile layout that includes 2 large bedrooms (on opposite sides of the suite) and 2 full bathrooms. Loads of recent upgrades including: freshly painted, new carpet, refreshed bathrooms and new window coverings; exceptional condition and move-in ready. New numeric-code front door lock opens to the formal entry with gorgeous marble floor. Large living-dining space with warm wood-laminate flooring overlooks the garden-courtyard. Stylish kitchen with bright-white cabinetry, granite counters, subway-tile backsplash and stainless-steel appliances. Exceptional primary suite with vaulted ceilings easily holds a king bed and features a walk-in closet and refreshed 4-piece ensuite bath with marble floor, quartz counter, soaker tub/shower combination and new toilet. Generous secondary bedroom with courtyard views, with adjoining door to the second bath with new shower, tile, quartz counter and toilet. Also a sunny south-exposure balcony, in-suite laundry and a titled parking stall in the heated parkade. This well-managed complex offers park-like grounds, car wash and visitor parking. Fantastic urban location surrounded by parks, walking paths along the river and a couple of blocks to the 4th Street Village with endless shopping, dining and services. Close to MNP fitness, transit and even walking distance to downtown.