



GRASSROOTS
REALTY GROUP

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205, 2416 Erlton Street SW
Calgary, Alberta

MLS # A2248247



\$410,000

Division:	Erlton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,082 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 760
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C2 d187
Foundation:	-	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

Step inside and be captivated by the bright, open layout. The brand-new kitchen is a true highlight, featuring crisp, modern cabinets and countertops, complemented by clean white appliances. Sleek, new laminate flooring flows seamlessly throughout the dining and living areas, creating an inviting space for both relaxation and entertaining. The living room is anchored by a charming fireplace, flanked by windows that fill the space with natural light. The west-facing balcony offers a private retreat with city views—a perfect spot to unwind and catch the evening sun. This condo features two well-appointed bedrooms, including a primary suite with a four-piece ensuite and a second bedroom with convenient access to a three-piece main bath. This home is complete with a titled underground parking stall, ensuring your vehicle is secure year-round. Its prime location puts you just minutes from downtown and offers easy access to Macleod Trail, placing you at the center of the city's best restaurants and shopping. This is urban living at its finest.