

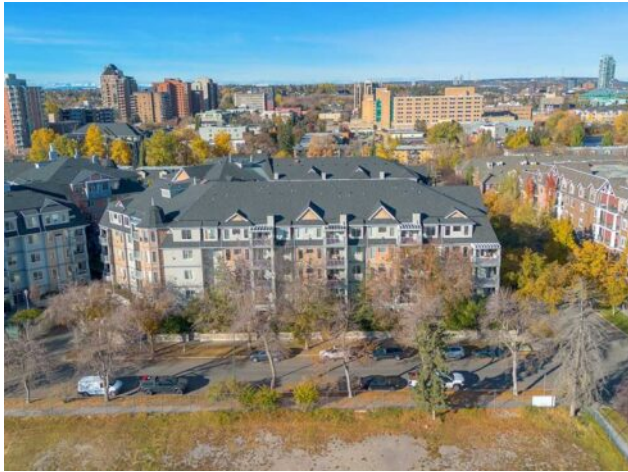


GRASSROOTS
REALTY GROUP

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106, 2411 Erlton Road SW
Calgary, Alberta

MLS # A2278677



\$344,900

Division:	Erlton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,064 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 744
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C2 d187
Foundation:	-	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

Spacious, and perfectly located ground-floor, 2-bedroom, 2-bathroom apartment in desirable Erlton! Enjoy unparalleled convenience: you're just steps from the Bow River pathway, Stampede Park, the LRT, and the MNP Community & Sport Centre. Explore the vibrant shops, cafes, and restaurants of 4th Street with a short stroll. Includes an underground parking stall and a dedicated storage cage right in front of it. Building amenities elevate your living experience with a convenient car wash bay, recreation room, and secure bike storage.