



**110, 2416 Erlton Street SW  
Calgary, Alberta**

**MLS # A2290351**

**\$395,000**



<b>Division:</b>	Erlton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,071 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 759
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	M-C2 d187
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Separate Entrance, Storage, Walk-In Closet(s)		

**Inclusions:** NA

Steps from restaurants, boutique shops, and some of Calgary's best river pathways, this spacious 1,000+ sq. ft. 2-bedroom, 2-bathroom condo offers the perfect balance of vibrant inner-city living and peaceful access to nature. Located just moments from the Elbow River, Lindsay Park, and the shops and restaurants of 4th Street, you're close to the energy of the city while still enjoying a quiet, walkable setting. Inside, rich espresso hardwood floors run throughout the main living areas. The west-facing living room is filled with natural light from large windows and features a beautiful gas fireplace with a striking mantel, creating the perfect spot to relax with a book or unwind on cooler evenings. The kitchen is both functional and stylish, complete with granite countertops, a breakfast bar, upgraded stainless steel appliances, and generous cabinetry for storage. The adjoining breakfast nook opens onto a private patio with a gas line, overlooking the beautifully landscaped courtyard and gardens. The patio also offers direct private access to the unit, adding extra convenience. The primary bedroom features a spacious walk-in closet and a large ensuite with quartz countertops, while the second bedroom provides flexibility as a guest room, home office, or additional living space. This pet-friendly complex is ideally situated with easy access to the Erlton C-Train station, making commuting simple and providing quick access to downtown, the Stampede Grounds, and the rest of the city.