



**305, 2422 Erlton Street SW
Calgary, Alberta**

MLS # A2290665



\$449,900

Division:	Erlton		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,117 sq.ft.	Age:	1998 (28 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 813
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C2 d187
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage		

Inclusions: N/A

Welcome to this corner unit with River and skyline views from this spacious two bedroom, two bathroom condo in The Waterford of Erlton, offering over 1,100 sq. ft. of living space on the third floor featuring 2 titled underground parkings. The open concept layout features 9 ft. ceilings, updated hardwood flooring, and a bright living area with a gas fireplace. The kitchen is equipped with upgraded stainless steel appliances and ample cabinetry. Both generously sized bedrooms include their own ensuite bathrooms and large walk-in closets. Additional features include a large covered balcony with separate storage overlooking the Elbow River, as well as a dedicated in-suite laundry room with washer and dryer. The unit also comes with two heated underground parking stalls. Building amenities include bicycle storage, a car wash bay, visitor parking, and a reservable courtyard pavilion with a party room for larger gatherings. Ideally located within walking distance to the MNP Community & Sport Centre, the Saddledome, Mission District restaurants, 17th Avenue, East Village, and downtown. Convenient access to public transit with the Erlton LRT Station located directly across the street.