



107, 2411 Erlton Road SW  
Calgary, Alberta

MLS # A2191640



**\$399,900**

<b>Division:</b>	Erlton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	1,025 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 728
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar		

**Inclusions:** n/a

**\*\*Open house Saturday February 22, 1pm-4pm\*\*** The prestigious Waterford in Erlton presents a well appointed, bright, freshly updated, pet friendly two bedroom plus den unit that will definitely make your short list. Pride of ownership is evident in every single inch of this spotless open concept apartment style condo, with direct access from the beautiful treed courtyard. The living room features a beautiful gas fireplace and separates the primary bedroom from the second bedroom and den, creating perfect separation for family or roommates. The primary bedroom features a huge ensuite bathroom and walk in closet that will impress the most discerning buyer. Location is ever so convenient, being steps from Mission's entertainment options, restaurants and night life, walking and bicycle pathways, the MNP recreation Centre and Saddledome, you can ditch your car and increase your step count. Hedge your heating costs this winter as all utilities are included in your condo fee except electricity and internet. The balcony features a built in gas line for your summer BBQ's. With an underground parkade that has a car wash bay, you can wash the salt and crust off of your car on the regular. The unit also comes with a titled parking stall and a huge secured storage room located right behind parking stall (92"high x 128" deep x 90" high), giving the owner plenty of room for extra items. This unit will not last, call your favourite realtor today!