



**GRASSROOTS**  
REALTY GROUP

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309, 2411 Erlton Road SW  
Calgary, Alberta

MLS # A2198822



**\$449,800**

Division:	Erlton		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,166 sq.ft.	Age:	2000 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Insulated, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	Public
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 808
Basement:	None	LLD:	-
Exterior:	Brick, Stone, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Natural Gas Connected,
Features:	Closet Organizers, Double Vanity, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** window coverings

\*\*\*OPEN HOUSE Saturday April 19 from 3pm-5pm\*\*\*LOCATION! LOCATION!! LOCATION!!! "The WATERFORD OF ERLTON" is just steps to the River Pathways and half block to MNP Sports center. Upgraded and updated 2-bedroom and 2-bathroom condo in offering 1166 sq ft of living space on the 3rd floor and Titled Heated Parking too. Upon entrance to the home, you are greeted with a ceramic tiled entrance and the dynamic view of the massive living room. The feature wall is a perfect canvas to display plenty of art. Boasting an open-concept layout with soaring 9-foot ceilings and luxurious finishes including QUARTZ COUNTERS, upgraded STAINLESS STEEL APPLIANCES, Maple Cabinets, and RENOVATED contemporary kitchen and bathrooms. Both extra-large bedrooms have walk-in closets and ensuite bathrooms. The unit also includes a large, covered balcony overlooking the courtyard and in-suite Laundry Room with Washer & Dryer. The home comes with a TITLED, HEATED, UNDERGROUND PARKING STALL (#219). There is Games Room on the main floor as well as a separate Party Room. Conveniently located with a short walk to the Beltline restaurants, downtown core, MNP Sports Centre, Stampede Park, Saddledome and public transit. This is a must-see! ALSO HEAT AND WATER ARE INCLUDED in the condo fees.