



**307, 2416 Erlton Street SW
Calgary, Alberta**

MLS # A2199570



\$419,900

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Erlton | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 1,055 sq.ft. | Age: | 2003 (22 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Owned, Stall, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

Heating: Baseboard, Hot Water, Natural Gas

Water: -

Floors: Carpet, Ceramic Tile

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 728

Basement: None

LLD: -

Exterior: Stone, Stucco, Wood Frame

Zoning: M-C2

Foundation: Poured Concrete

Utilities: -

Features: Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Pantry

Inclusions: fob for building/underground parking

Welcome to Waterford of Erlton—a prestigious & well-managed complex offering the perfect blend of urban convenience & tranquil living. This spacious 2 bedroom, 2 bathroom plus den unit is ideally located just steps from downtown, MNP Sports Centre, LRT, Stampede Park & the vibrant Mission district with its boutique shops, cafes & top-rated restaurants. Inside you will find a bright open concept featuring high ceilings, quartz countertops, a corner pantry & ample kitchen cabinetry. The cozy gas fireplace adds warmth to the living space while the den provides flexibility for work or hobbies. The primary bedroom boasts a walk-in closet & full ensuite, complemented by a 2nd bedroom & full bath for guests. Enjoy the convenience of in-suite laundry, a private balcony with gas BBQ hookup, view (overlooking the beautiful courtyard) & additional storage. This complex offers fantastic amenities including heated underground parking with car wash, bike storage & plenty of visitor parking. Plus with its pet friendly policy & access to scenic pathways along the Elbow River, you can truly live, work & play in one of Calgary's most sought after locations. Don't miss this opportunity — book your private showing today!