



GRASSROOTS
REALTY GROUP

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308, 2411 Erlton Road SW
Calgary, Alberta

MLS # A2209520



\$449,000

Division:	Erlton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,047 sq.ft.	Age:	2000 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Secured, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 728
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Open Floorplan, Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

Welcome to 2411 Erlton Road SW. A stunning west-facing condo in the desirable Waterford of Erlton, this rare gem offers views and a prime inner-city location just steps from the scenic Bow River pathways. This beautifully maintained 2-bedroom, 2-bathroom + den unit features a functional, open-concept layout with generous room sizes. The living space is anchored by a charming feature fireplace and flows effortlessly into a casual dining area. The freshly updated kitchen is a showstopper, boasting full-height cabinetry, a brand-new stainless steel appliance package including an induction cooktop, an extended eating bar, and ample counter and storage space — perfect for both everyday living and entertaining. The spacious primary suite is a true retreat, offering a walk-in closet and private 4-piece ensuite with a relaxing corner soaker tub and separate shower. A second bedroom and full 3-piece bath are thoughtfully positioned for guest comfort. Tucked just off the foyer, the den provides a quiet space for a home office or reading nook. Additional upgrades include fresh paint throughout, California shutters, in-suite laundry, and a serene west-facing balcony complete with a BBQ gas line — ideal for enjoying summer evenings without any unsightly views. The unit also features a courtyard views, one titled, secured underground parking stall with attached storage. Residents of Waterford enjoy access to premium amenities including a recreation/party room, on-site car wash, and secure bike storage. Located in one of Calgary's most connected communities, you're just steps to the Elbow River pathway system, the MNP Community & Sport Centre, Stampede Park, and within walking distance to LRT, downtown, schools, and vibrant 4th Street shopping and dining.

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