

# \$449,800 - 309, 2411 Erlton Road Sw, Calgary

MLS® #A2198822

**\$449,800**

2 Bedroom, 2.00 Bathroom, 1,166 sqft

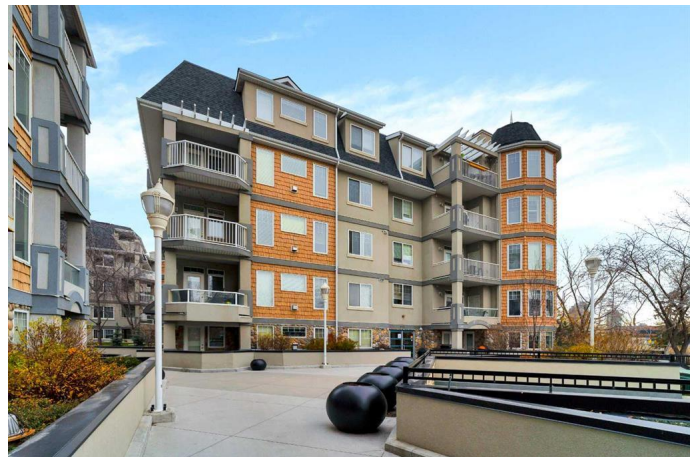
Residential on 0.00 Acres

Erlton, Calgary, Alberta

"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.

Built in 2000

## Essential Information



MLS® #	A2198822
Price	\$449,800
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,166
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	309, 2411 Erlton Road Sw
Subdivision	Erlton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 3B9

### Amenities

Amenities	Party Room, Secured Parking, Visitor Parking
Utilities	Electricity Connected, Natural Gas Connected, Garbage Collection, Sewer Connected, Water Connected, Cable Available, Phone Available
Parking Spaces	1
Parking	Heated Garage, Insulated, Stall, Underground

### Interior

Interior Features	Closet Organizers, Double Vanity, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer
Heating	Hot Water, Natural Gas
Cooling	None
# of Stories	5
Basement	None

### Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle

Construction	Brick, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 3rd, 2025
Days on Market	47
Zoning	M-C2

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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