

# \$394,900 - 107, 2411 Erlton Road Sw, Calgary

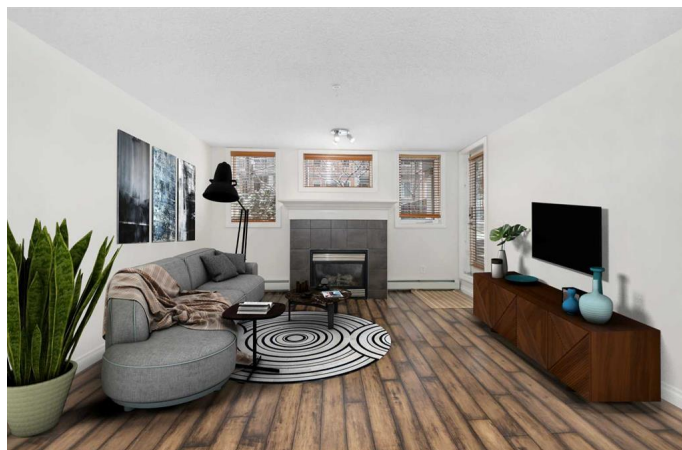
MLS® #A2191640

**\$394,900**

2 Bedroom, 2.00 Bathroom, 1,025 sqft  
Residential on 0.00 Acres

Erlton, Calgary, Alberta

**\*\*Open House April 5+6, 1-4pm\*\*** 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"long 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!



Built in 2003

### Essential Information

MLS® #	A2191640
Price	\$394,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,025
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

### Community Information

Address	107, 2411 Erlton Road Sw
Subdivision	Erlton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 2B9

### Amenities

Amenities	Bicycle Storage, Car Wash, Elevator(s), Party Room, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	Breakfast Bar
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

# of Stories                4

## **Exterior**

Exterior Features    Balcony, BBQ gas line, Storage

Construction        Stone, Stucco, Vinyl Siding, Wood Frame

## **Additional Information**

Date Listed            February 5th, 2025

Days on Market      75

Zoning                M-C2

## **Listing Details**

Listing Office        Royal LePage Mission Real Estate

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