

\$424,900 - 307, 2416 Erlton Street Sw, Calgary

MLS® #A2199570

\$424,900

2 Bedroom, 2.00 Bathroom, 1,055 sqft
Residential on 0.00 Acres

Erlton, Calgary, Alberta

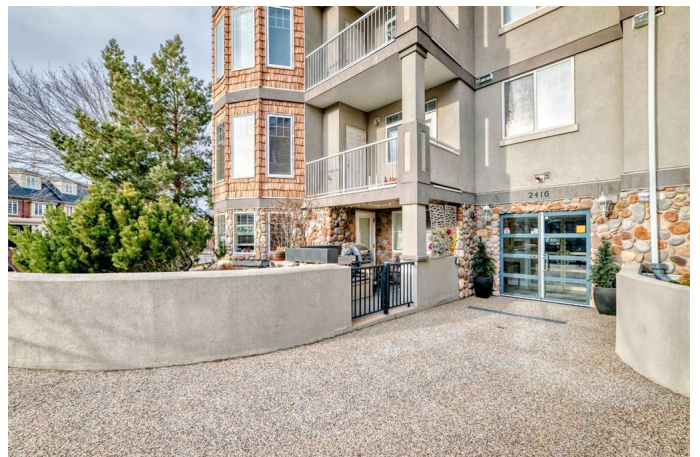
Welcome to Waterford of Erlton—a prestigious & well-managed complex offering the perfect blend of urban convenience & tranquil living. This spacious 2 bedroom, 2 bathroom plus den unit is ideally located just steps from downtown, MNP Sports Centre, LRT, Stampede Park & the vibrant Mission district with 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!

Built in 2003

Essential Information

MLS® #

A2199570



Price	\$424,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,055
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	307, 2416 Erlton Street Sw
Subdivision	Erlton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 3B7

Amenities

Amenities	Bicycle Storage, Car Wash, Parking, Party Room, Secured Parking, Storage, Visitor Parking, Picnic Area
Parking Spaces	1
Parking	Stall, Titled, Underground, Owned

Interior

Interior Features	Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Pantry
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
# of Stories	5
Basement	None

Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard, Storage
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 10th, 2025
Days on Market	4
Zoning	M-C2

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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