

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

MLS® #A2198822

\$449,800

2 Bedroom, 2.00 Bathroom, 1,166 sqft

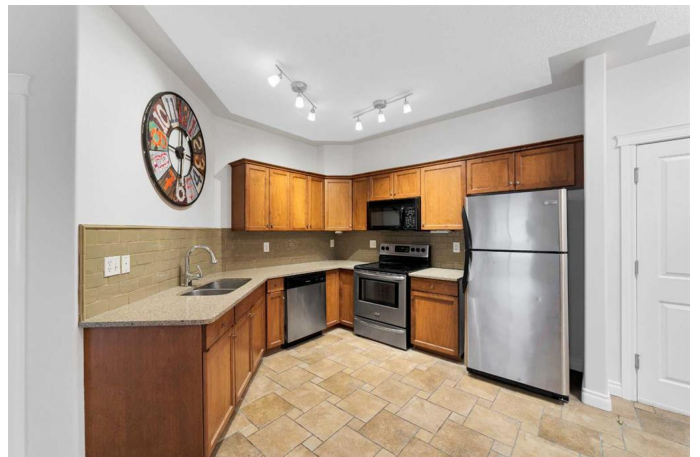
Residential on 0.00 Acres

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 | Cable Available, Electricity Connected, Natural Gas Connected, Water Connected, Garbage Collection, Phone Available, Sewer Connected |
| 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 | 59 |
| Zoning | M-C2 |

Listing Details

| | |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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