

# \$419,900 - 307, 2416 Erlton Street Sw, Calgary

MLS® #A2199570

**\$419,900**

2 Bedroom, 2.00 Bathroom, 1,055 sqft

Residential on 0.00 Acres

Erlton, Calgary, Alberta

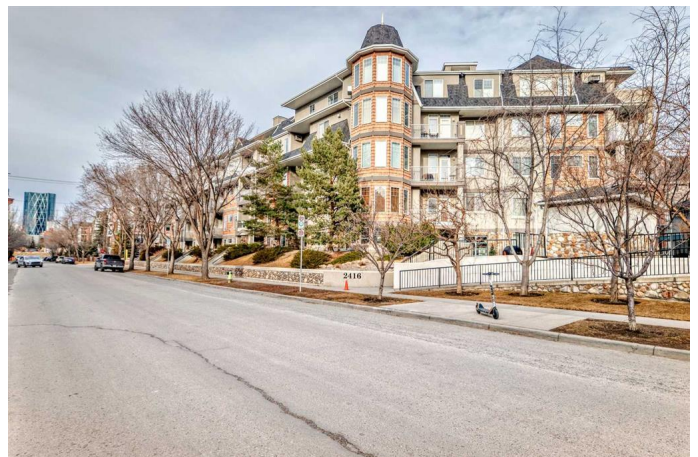
Welcome to Waterford of Erlton—a prestigious & well-managed complex offering the perfect blend of urban convenience & tranquil living. This spacious 2 bedroom, 2 bathroom plus den unit is ideally located just steps from downtown, MNP Sports Centre, LRT, Stampede Park & the vibrant Mission district with 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	\$419,900
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	Owned, Stall, Titled, Underground

### 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	40
Zoning	M-C2

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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