

# \$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

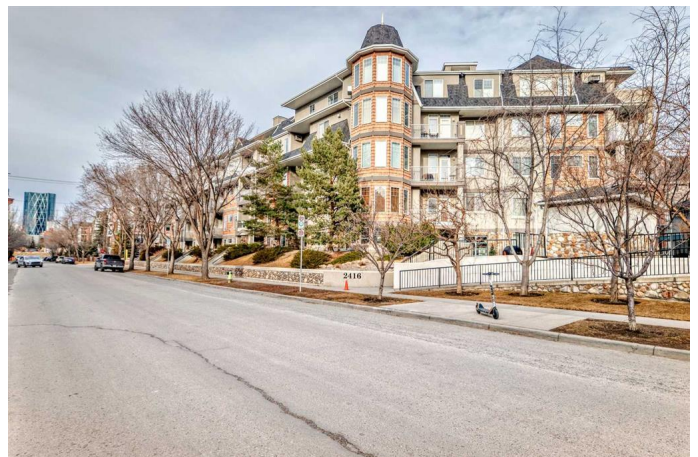
Welcome to Waterford of Erlton—a prestigious & well-managed complex offering the perfect blend of urban convenience & tranquil living. This spacious 2 bedroom, 2 bathroom plus den unit is ideally located just steps from downtown, MNP Sports Centre, LRT, Stampede Park & the vibrant Mission district with 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 | 42               |
| Zoning         | M-C2             |

### **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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