

## 309, 2411 Erlton Road SW Calgary, Alberta

## MLS # A2198822



## \$449,800

Division:	Erlton				
Туре:	Residential/High Rise (5+ stories)				
Style:	Apartment-Single Level Unit				
Size:	1,166 sq.ft.	Age:	2000 (25 yrs old)		
Beds:	2	Baths:	2		
Garage:	Heated Garage, Insulated, Stall, Underground				
Lot Size:	-				
Lot Feat:	-				
	Water:	Public			
	Sewer:	Public S	ewer		
	Condo Fee:	\$ 808			

Features:	Closet Organizers, Double Vanity, Soaking Tub, Walk-In Closet(s)		
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Natural Gas Connected
Exterior:	Brick, Stone, Stucco, Wood Frame	Zoning:	M-C2
Basement:	None	LLD:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 808
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	Public Sewer
Heating:	Hot Water, Natural Gas	water:	Public

Inclusions: window coverings

LOCATION LOCATION LOCATION!!! "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.