

308, 2411 Erlton Road SW  
Calgary, Alberta

MLS # A2209520



## \$444,900

<b>Division:</b>	Erlton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,047 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Secured, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 728
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Open Floorplan, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to 2411 Erlton Road SW. A stunning west-facing condo in the desirable Waterford of Erlton, this rare gem offers views and a prime inner-city location just steps from the scenic Bow River pathways. This beautifully maintained 2-bedroom, 2-bathroom + den unit features a functional, open-concept layout with generous room sizes. The living space is anchored by a charming feature fireplace and flows effortlessly into a casual dining area. The freshly updated kitchen is a showstopper, boasting full-height cabinetry, a brand-new stainless steel appliance package including an induction cooktop, an extended eating bar, and ample counter and storage space &mdash; perfect for both everyday living and entertaining. The spacious primary suite is a true retreat, offering a walk-in closet and private 4-piece ensuite with a relaxing corner soaker tub and separate shower. A second bedroom and full 3-piece bath are thoughtfully positioned for guest comfort. Tucked just off the foyer, the den provides a quiet space for a home office or reading nook. Additional upgrades include fresh paint throughout, California shutters, in-suite laundry, and a serene west-facing balcony complete with a BBQ gas line &mdash; ideal for enjoying summer evenings without any unsightly views. The unit also features a courtyard views, one titled, secured underground parking stall with attached storage. Residents of Waterford enjoy access to premium amenities including a recreation/party room, on-site car wash, and secure bike storage. Located in one of Calgary's most connected communities, you're just steps to the Elbow River pathway system, the MNP Community & Sport Centre, Stampede Park, and within walking distance to LRT, downtown, schools, and vibrant 4th Street shopping and dining.