

309, 2411 Erlton Road SW Calgary, Alberta

MLS # A2198822



\$449,800

Division:	Erlton			
Туре:	Residential/High Rise (5+ stories)			
Style:	Apartment-Single L	_evel 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	Public Sewer	
	Condo Fee	: \$ 808		
	LLD:	-		

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

Inclusions: window coverings

"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.