

303, 2416 Erlton Street SW  
Calgary, Alberta

MLS # A2257780



**\$385,000**

<b>Division:</b>	Erlton		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,038 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 736
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-C2 d187
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Laminate Counters, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this stunning 2-bedroom plus den condo in the highly sought-after Waterford of Erlton. This third-floor unit offers a spacious open-concept layout with a large living room filled with natural light from its big windows. The modern kitchen boasts recently upgraded stainless steel appliances and ample cabinet and countertop space. The large primary bedroom features a walk-in closet and a luxurious 4-piece ensuite bathroom with a corner soaker tub. The second bedroom is ideally situated on the opposite side of the condo, ensuring privacy. Additionally, there's a versatile den that could be used as an office, hobby room, or for accommodating guests. Enjoy relaxing on your private, covered, west-facing balcony that has a storage closet, ideal for storing seasonal items. This condo includes a titled parking stall conveniently located close to the elevator. Residents of the Waterford have access to fantastic amenities including a car wash, game room, meeting gazebo, well-maintained courtyard, and indoor bike storage. This condo was recently painted throughout. Located just steps away from the Elbow River, Lindsay Park, MNP Sports Center, dog parks, and the Saddledome, with easy access to the Stampede Grounds and Erlton C-Train station. A quick 6-minute drive will take you to downtown Calgary. Don't miss out on this exceptional opportunity!