

# \$394,900 - 107, 2411 Erlton Road Sw, Calgary

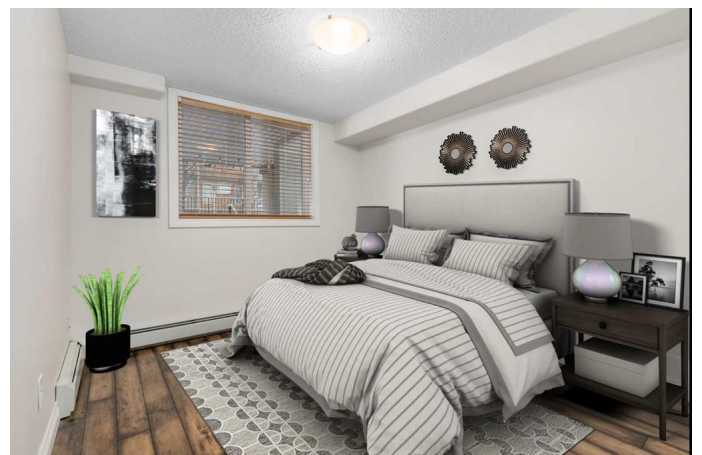
MLS® #A2191640

**\$394,900**

2 Bedroom, 2.00 Bathroom, 1,025 sqft  
Residential on 0.00 Acres

Erlton, Calgary, Alberta

**\*\*Open House April 5+6, 1-4pm\*\*** The prestigious Waterford in Erlton presents a well appointed, bright, freshly updated, pet friendly two bedroom plus den unit that will definitely make your short list. Pride of ownership is evident in every single inch of this spotless open concept apartment style condo, with direct access from the beautiful treed courtyard. The living room features a beautiful gas fireplace and separates the primary bedroom from the second bedroom and den, creating perfect separation for family or roommates. The primary bedroom features a huge ensuite bathroom and walk in closet that will impress the most discerning buyer. Location is ever so convenient, being steps from Mission's entertainment options, restaurants and night life, walking and bicycle pathways, the MNP recreation Centre and Saddledome, you can ditch your car and increase your step count. Hedge your heating costs this winter as all utilities are included in your condo fee except electricity and internet. The balcony features a built in gas line for your summer BBQ's. With an underground parkade that has a car wash bay, you can wash the salt and crust off of your car on the regular. The unit also comes with a titled parking stall and a huge secured storage room located right behind parking stall (92"high x 128" deep x 90" high), giving the owner plenty of room for extra items. This unit will not last, call your favourite realtor today!



Built in 2003

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2191640      |
| Price          | \$394,900     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,025         |
| Acres          | 0.00          |
| Year Built     | 2003          |
| Type           | Residential   |
| Sub-Type       | Apartment     |
| Style          | Low-Rise(1-4) |
| Status         | Active        |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 107, 2411 Erlton Road Sw |
| Subdivision | Erlton                   |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2S 2B9                  |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Trash, Bicycle Storage, Car Wash, Elevator(s), Party Room, Storage, Visitor Parking |
| Parking Spaces | 1   |
| Parking        | Underground   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar   |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Washer/Dryer, Window Coverings |
| Heating           | Baseboard   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |

# of Stories 4

## Exterior

Exterior Features Balcony, BBQ gas line, Storage

Construction Stone, Stucco, Vinyl Siding, Wood Frame

## Additional Information

Date Listed February 5th, 2025

Days on Market 58

Zoning M-C2

## Listing Details

Listing Office Royal LePage Mission Real Estate

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.