

# \$424,900 - 405, 2416 Erlton Street Sw, Calgary

MLS® #A2213512

**\$424,900**

2 Bedroom, 2.00 Bathroom, 1,006 sqft

Residential on 0.00 Acres

Erlton, Calgary, Alberta

Welcome home to this beautifully updated and upgraded corner unit in the Waterford complex's most desirable location facing both downtown and west. When you enter, the spacious open concept living, dining room, and kitchen greets you as natural light floods in over the stone framed gas fireplace from the west facing windows. In the kitchen, you will find newer stainless steel appliances and a custom built pantry with ample storage and a coffee bar. At the far end, find your first of two balconies. This outdoor living space features a gas bbq connection and faces west to the river and quiet tree lined street. Find two bright bedrooms with large windows, including a master suite with a full four piece en-suite, skylight, multiple closets and a north facing balcony with sweeping downtown views. Newer high efficiency washer and dryer in suite, upgraded window coverings including premium blinds and screens on both balcony doors complete the unit. This complex also features a games room with slate pool table, gazebo, car wash, bike cages and courtyard. This unit includes a titled parking stall in the heated underground parkade with the possibility of renting two further parking spaces. Located steps from the Elbow River, Lindsay Park, Repsol Centre and the Erlton C-Train station.

Built in 2003

## Essential Information



MLS® #	A2213512
Price	\$424,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,006
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	405, 2416 Erlton Street Sw
Subdivision	Erlton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 3B7

### Amenities

Amenities	Elevator(s), Party Room, Storage, Car Wash, Gazebo
Parking Spaces	1
Parking	Parkade, Titled

### Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	5

### Exterior

Exterior Features	Balcony
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Lot Description	Landscaped, Views
Roof	Asphalt Shingle
Construction	Brick, Stone, Stucco, Wood Frame

### **Additional Information**

Date Listed	April 23rd, 2025
Days on Market	2
Zoning	M-C2 d187

### **Listing Details**

Listing Office	Charles
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