

# \$419,900 - 402, 2416 Erlton Street Sw, Calgary

MLS® #A2227641

**\$419,900**

2 Bedroom, 2.00 Bathroom, 1,037 sqft

Residential on 0.00 Acres

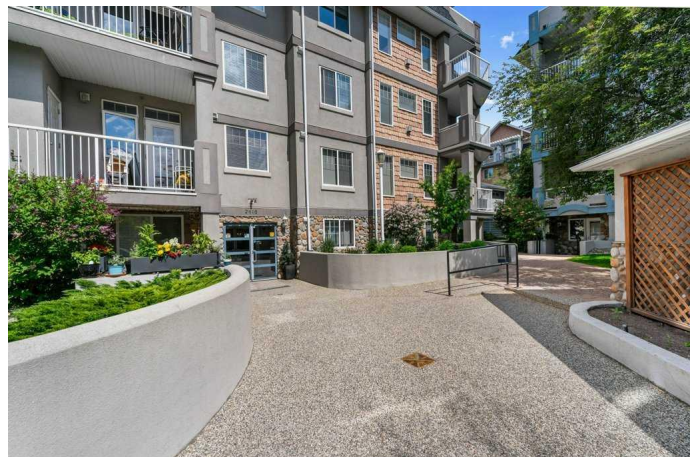
Erlton, Calgary, Alberta

Discover this beautifully updated 2 bedroom, 2 bathroom plus den condo, offering 1,037 square feet of stylish inner-city living. Perfectly positioned in the highly sought-after Waterford of Erlton, this west-facing unit boasts stunning city skyline views from a private balcony—ideal for relaxing or entertaining.

Step inside to an open-concept floor plan with soaring 9-foot ceilings and expansive windows that flood the home with natural light. Recent updates include modern flooring, fresh paint, renovated kitchen and bathrooms, and more. The contemporary kitchen is a chef's dream, featuring granite countertops, sleek white cabinetry, newer stainless steel appliances, a breakfast bar, and a spacious pantry.

The inviting living room is anchored by a gorgeous stone-faced gas fireplace, adding warmth and elegance to the space. The large primary suite offers a walk-in closet and a luxurious 4-piece ensuite with a separate shower and soaker tub. The generous second bedroom is conveniently located near the second full bathroom, perfect for guests or family.

A versatile den/office/flex space has been converted to a large walk-in closet but can easily be transformed back to suit your needs. The unit is thoughtfully wired for sound in both bedrooms, the den, and out to the balcony.



Enjoy the convenience of in-suite laundry, a titled underground parking stall, and an additional storage unit located at the front of your parking space. All this is set on a quiet, tree-lined cul-de-sac with unbeatable access to the River Pathway System, LRT, MNP Community & Sport Centre, the vibrant Mission district, and the Calgary Stampede grounds.

Don't miss your chance to own a move-in-ready home in one of Calgary's most desirable communities!

Built in 2003

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2227641          |
| Price          | \$419,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,037             |
| Acres          | 0.00              |
| Year Built     | 2003              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 402, 2416 Erlton Street Sw |
| Subdivision | Erlton                     |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2S 3B7                    |

### Amenities

|                |                                          |
|----------------|------------------------------------------|
| Amenities      | Elevator(s), Clubhouse, Car Wash, Gazebo |
| Parking Spaces | 1                                        |
| Parking        | Stall, Titled, Underground, Guest        |

## Interior

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan                                            |
| Appliances        | Central Air Conditioner, Dishwasher, Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings, Induction Cooktop |
| Heating           | Baseboard, Natural Gas                                                                                                                       |
| Cooling           | Wall/Window Unit(s)                                                                                                                          |
| Fireplace         | Yes                                                                                                                                          |
| # of Fireplaces   | 1                                                                                                                                            |
| Fireplaces        | Gas, Living Room, Mantle, Stone                                                                                                              |
| # of Stories      | 5                                                                                                                                            |

## Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | Balcony, BBQ gas line                     |
| Construction      | Stone, Stucco, Wood Frame, Shingle Siding |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 59             |
| Zoning         | M-C2 d187      |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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.