507, 2411 Erlton Road SW
Calgary, Alberta

MLS # A2199514

$475,000

Division:	Erlton		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,083 sq.ft.	**Age:**	2003 (22 yrs old)
Beds:	2	**Baths:**	2
Garage:	Heated Garage, Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 760
Basement:	-	**LLD:**	-
Exterior:	Stone, Stucco, Wood Frame	**Zoning:**	M-C2
Foundation:	-	**Utilities:**	-

Features: Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Open Floorplan, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: None.

Located in Waterford of Erlton, this gorgeous 2 bedroom, 2 bath plus den top floor west facing unit offers vistas of downtown & is just steps from picturesque Bow River pathways. The open plan presents new luxury vinyl plank flooring, lofty ceilings & is drenched in natural light showcasing a spacious living room anchored by a feature fireplace, casual dining area & kitchen that’s tastefully finished with eating bar, plenty of counter & storage space plus stainless steel appliances. The primary bedroom with vaulted ceiling, boasts a walk-in closet & private 4 piece ensuite with relaxing corner soaker tub & separate shower. The second bedroom & 3 piece bath are ideal for guests. A cozy office tucked away just off the foyer is perfect for a home office set-up. Other notable features include fresh paint throughout, in-suite laundry, a west facing balcony with BBQ gas line, additional storage closet & courtyard & downtown views & one titled secured underground parking stall with attached storage. Building amenities include a recreation room, car wash & bike storage. The central location can’t be beat - steps to Elbow River pathways, MNP Community & Sport Centre, Stampede Park & close to schools, shopping, public transit & just minutes to the downtown core. Immediate possession is available!