



2411 Erlton Road Calgary Alberta

\$475,000

OPEN HOUSE Saturday Nov. 23 from 12pm-4pm Move in BEFORE CHRISTMAS to this fantastic upgraded and updated 2-bedroom and 2-bathroom condo in "The WATERFORD OF ERLTON", offering 1166 sq ft of living space on the 3rd floor. Upon entrance to the home, you are greeted with a ceramic tiled entrance and the dynamic view of the massive living room. The feature wall is a perfect canvas to display plenty of art. Boasting an open-concept layout with soaring 9-foot ceilings and luxurious finishes including QUARTZ COUNTERS, upgraded STAINLESS STEEL APPLIANCES, Maple Cabinets, and RENOVATED contemporary kitchen and bathrooms. Both extra-large bedrooms have walk-in closets and ensuite bathrooms. The unit also includes a large, covered balcony overlooking the courtyard and in-suite Laundry Room with Washer & Dryer. The home comes with a TITLED, HEATED, UNDERGROUND PARKING STALL (#219). There is Games Room on the main floor as well as a separate Party Room. Conveniently located with a short walk to the Beltline restaurants, downtown core, MNP Sports Centre, Stampede Park, Saddledome and public transit. This is a must-see! ALSO HEAT AND WATER ARE INCLUDED in the condo fees. (id:6769)

Kitchen 10.67 Ft x 15.25 Ft

Living room/Dining room 18.92 Ft x 30.00 Ft

Primary Bedroom 10.58 Ft x 24.33 Ft

5pc Bathroom 8.83 Ft x 10.42 Ft

Bedroom 21.42 Ft x 12.25 Ft

4pc Bathroom 9.75 Ft x 8.33 Ft

Laundry room 4.25 Ft x 7.33 Ft

Listing Presented By:



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REALTY

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