



2411 Erlton Road Calgary Alberta

\$425,000

Renovated and updated Two bedroom and 2-bathroom condo in offering 1166 sq ft of living space in the "The WATERFORD OF ERLTON" Just steps to the River Pathways and half block to MNP Sports center. on the 3rd floor and Titled Heated Parking too. 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 3.25 M x 4.65 M

Living room/Dining room 5.77 M x 9.14 M

Primary Bedroom 3.23 M x 7.42 M

5pc Bathroom 2.69 M x 3.18 M

Bedroom 6.53 M x 3.73 M

4pc Bathroom 2.97 M x 2.54 M

Laundry room 1.30 M x 2.23 M

Listing Presented By:



Originally Listed by:
RE/MAX House of Real Estate

<http://www.sellhomes.ca/>



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca