



## 2419 Erlton Road Calgary Alberta

\$419,900

OPEN HOUSE Sunday Dec01 noon - 4 PM Vacant and move in ready. This wonderful 2 bed, 2 bath unit on 2nd level is spacious and a perfect layout for family or room mates. Master bedroom is a nice size with walk in closet and ensuite with full bath. The 2nd (also large) bedroom has an adjoining door to second bath and a walk in closet. The main area is wide open and flooding with natural light with views to the open court yard. Note the mature trees just outside the windows adding privacy, shade, song birds and more. The unit has been upgraded with new tiles in entry and baths, engineered hardwood floors through out the rest of the unit (over \$12,000 for hardwood/not cheap DIY box store junk), recently added new fridge also. This unit located adjacent to a stairwell for nice access to the courtyard and 1 unit away from the elevator. The titled parking stall has secure storage in front and parkade has a carwash, bike storage and recycling centre. Located close to the LRT, Bow River and the Cities premier aquatic centre currently called MNP (undergoing \$87Mil expansion/reno). The outstanding unit with a well run condo association and the location are exceptional. Move in ready. Contact your real estate professional today. (id:6769)

Living room 14.08 Ft x 13.17 Ft

Kitchen 9.67 Ft x 8.42 Ft

Dining room 11.92 Ft x 7.42 Ft

Primary Bedroom 14.25 Ft x 12.42 Ft

Bedroom 16.83 Ft x 10.50 Ft

4pc Bathroom Measurements not available

3pc Bathroom Measurements not available

Listing Presented By:



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**Real Estate Professionals Inc.**

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

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)