



# 2411 Erlton Road Calgary Alberta

\$475,000

Welcome to extraordinary city living at The Waterford's remarkable PENTHOUSE SUITE. This two-bedroom PLUS den residence offers a lifestyle of unparalleled convenience. Situated just moments away from the Repsol Centre, LRT, Stampede, and the lively Mission district, every urban amenity is at your fingertips. As you step into this exceptional space, be captivated by the grandeur of vaulted ceilings, reaching as high as 12 feet in areas, and the timeless warmth of hardwood floors that seamlessly flow throughout. The versatile den to your right provides an ideal work-from-home space or a versatile area for your unique needs, whether it be a home office or a cozy guest room. The functional kitchen, complete with ample cabinetry and a practical breakfast bar, beckons culinary enthusiasts. Adjacent, a welcoming living area invites you to cozy up by the gas fireplace, while the spacious formal dining area sets the stage for delightful dinner gatherings. Step outside to your private balcony, a tranquil retreat with the added convenience of a storage unit, perfect for stowing away seasonal items. The primary bedroom, with its expansive walk-in wardrobe and private ensuite bathroom, offers a haven of tranquility. An additional well-appointed bedroom and full bathroom provide extra comfort and flexibility for your lifestyle. This residence is more than a home; it's an invitation to embrace the best of city living, offering modern luxury and convenience in every detail. By the way, there is an absolute bounty of guest parking available too! Don't miss the chance to experience the unparalleled 'heights' of urban living in this unique penthouse. Schedule your viewing today and elevate your lifestyle at The Waterford.

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Living room 13.58 Ft x 13.33 Ft

Kitchen 12.00 Ft x 9.08 Ft

Dining room 8.17 Ft x 8.08 Ft

Den 8.83 Ft x 8.33 Ft

Primary Bedroom 11.67 Ft x 9.92 Ft

Bedroom 15.08 Ft x 9.67 Ft

4pc Bathroom 9.50 Ft x 7.83 Ft

3pc Bathroom 7.17 Ft x 6.42 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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