



# 2411 Erlton Road Calgary Alberta

\$449,000

Welcome to The Waterford at Erlton! This 1,100 sq ft corner unit boasts 2 bedrooms and 2 bathrooms, featuring a southeast-facing balcony overlooking the building's serene courtyard. The spacious living room, complete with a cozy fireplace and mantle, offers a perfect spot to relax. The kitchen, with its peninsula island, and the dedicated dining area provide ample space for entertaining. The primary bedroom is generously sized and includes a luxurious 5-piece ensuite. The second bedroom and additional full bathroom are also spacious and well-appointed. This unit includes a titled underground parking space and storage unit for your convenience. Residents of The Waterford enjoy access to a recreation room, bike storage, and a beautiful courtyard gazebo. Additionally, the location offers exceptional accessibility to downtown, making it a prime choice for urban living. (id:6769)

- Kitchen 11.42 Ft x 9.67 Ft
- Dining room 10.00 Ft x 7.50 Ft
- Living room 17.25 Ft x 11.33 Ft
- Foyer 6.67 Ft x 4.92 Ft
- Laundry room 6.25 Ft x 4.75 Ft

- Other 9.58 Ft x 7.58 Ft
- Primary Bedroom 14.17 Ft x 12.17 Ft
- Bedroom 14.00 Ft x 10.42 Ft
- 3pc Bathroom 7.67 Ft x 6.42 Ft
- 5pc Bathroom 9.67 Ft x 5.92 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty

**RE/MAX Realty Professionals**

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