



## 2416 Erlton Street Calgary Alberta

\$449,000

Welcome to this stunning 2-bedroom plus den condo in the highly sought-after Waterford of Erlton. This third-floor unit offers a spacious layout with 2 full bathrooms and a large living room filled with natural light from its big windows. The modern kitchen boasts recently upgraded stainless steel appliances and ample cabinet and countertop space. The large primary bedroom features a walk-in closet and a luxurious 4-piece ensuite bathroom with a corner soaker tub. The second bedroom is ideally situated on the opposite side of the condo, ensuring privacy. Additionally, there's a versatile den that could be used as an office, hobby room, or for accommodating guests. Enjoy relaxing on your private, covered, west-facing balcony that has a storage closet, ideal for storing seasonal items. This condo includes a titled parking stall conveniently located close to the elevator. Residents of the Waterford have access to fantastic amenities including a car wash, game room, meeting gazebo, well-maintained courtyard, and indoor bike storage. This condo was recently painted throughout. Located just steps away from the Elbow River, Lindsay Park, MNP Sports Center, dog parks, and the Saddledome, with easy access to the Stampede Grounds and Erlton C-Train station. A quick 6-minute drive will take you to downtown Calgary. Don't miss out on this exceptional opportunity! (id:6769)

3pc Bathroom 6.92 Ft x 8.00 Ft

4pc Bathroom 11.33 Ft x 10.33 Ft

Bedroom 13.08 Ft x 11.42 Ft

Kitchen 11.17 Ft x 14.08 Ft

Living room 17.58 Ft x 14.33 Ft

Den 8.42 Ft x 10.58 Ft

Primary Bedroom 19.25 Ft x 9.83 Ft

Listing Presented By:



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