

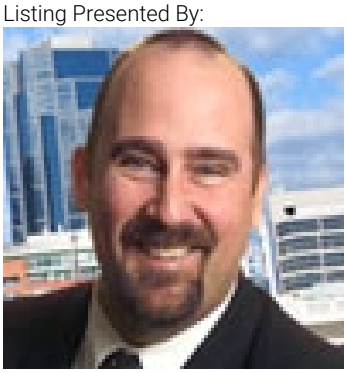
2416 Erlton Street Calgary Alberta

$345,000

Welcome to this bright and spacious 2-bedroom, 2-bathroom corner unit in the heart of Erlton! With an open-concept layout, an abundance of windows and plenty of natural light, this home offers a comfortable and functional space for everyday living and entertaining.Step inside to fresh paint and new luxury vinyl plank flooring flowing throughout the home, giving the space a clean and updated feel. The kitchen features a gas stove, ample cabinetry and counter space, along with a convenient pantry for additional storage. The kitchen opens seamlessly into the dining and living areas, where a cozy gas fireplace anchors the room and creates a warm, inviting space to relax or entertain.From the living area, step outside onto the southwest-facing balcony--the perfect spot to enjoy your morning coffee, soak up the afternoon and evening sun or unwind at the end of the day. The balcony is equipped with a gas line for your BBQ and additional storage, adding even more functionality to the outdoor space.The spacious primary bedroom offers plenty of room for a king-sized bed and additional furniture, along with generous closet space and its own private ensuite, creating a comfortable retreat. The second bedroom is also a great size and offers flexibility for guests, a roommate, home office or additional living space. A second full bathroom adds extra convenience, while the in-unit washer and dryer make everyday living that much easier.Complete with underground parking, this home offers an excellent combination of space, comfort and inner-city convenience.Located in the highly desirable community of Erlton, you're just minutes from Mission, the shops, restaurants and cafes along 4th Street and 17th Avenue, the Elbow River pathways, MNP Community & Sport Centre, Stampede Park and downtown Calgary. With the Erlton/Stampede LRT station nearby and easy access to major routes, getting ...

3pc Bathroom .00 Ft x .00 Ft
4pc Bathroom .00 Ft x .00 Ft
Laundry room 4.50 Ft x 4.58 Ft
Bedroom 10.42 Ft x 13.83 Ft
Primary Bedroom 12.17 Ft x 14.33 Ft
Kitchen 9.42 Ft x 11.50 Ft
Dining room 10.08 Ft x 8.67 Ft
Living room 13.25 Ft x 17.25 Ft
Other 6.17 Ft x 7.33 Ft

Listing Presented By:



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