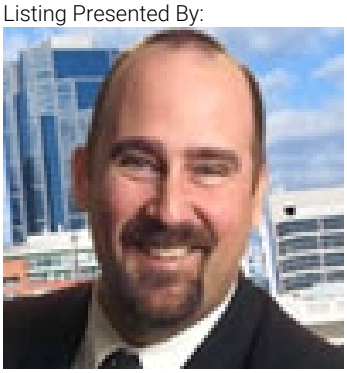


2419 Erlton Road Calgary Alberta

$349,900

Urban living at its finest in this well maintained 2-BEDROOM, 2-BATHROOM condo in the sought-after community of Erlton. Virtually staged to show the endless possibilities! FRESHLY PAINTED and features HARDWOOD flooring throughout. This home offers an open-concept layout designed for both comfort and functionality. The spacious living room is highlighted by a cozy GAS FIREPLACE and impressive 9-FOOT CEILINGS, creating an airy and welcoming atmosphere. The classic white kitchen flows seamlessly into the dining and living spaces, making it ideal for everyday living and entertaining. The primary bedroom features a WALK THROUGH CLOSET and a private 4PC ENSUITE, while the 2ND BEDROOM and FULL BATHROOM, with a WALK-IN CLOSET provides FLEXIBILITY for guests, a roommate, or a HOME OFFICE. Enjoy your morning coffee on the PRIVATE COVERED east-facing BALCONY overlooking mature trees, complete with a SECURE STORAGE room for added convenience. IN-SUITE LAUNDRY, TITLED UNDERGROUND PARKING with OVERHEAD STORAGE, and a central clubhouse available for private bookings add to the appeal. The HEATED UNDERGROUND PARKADE includes a CAR WASH bay and detailing area, plus separate SECURE BIKE STORAGE. Unbeatable location just steps to REPSOL SPORTS CENTRE, the Erlton/Stampede LRT Station, the scenic PATHWAYS ALONG THE ELBOW RIVER, and the exciting new SCOTIA PLACE entertainment district. Whether you're commuting downtown, enjoying Calgary's extensive river pathway system, or taking in concerts, sporting events, and festivals, everything you need is right outside your door. An incredible opportunity to enjoy a vibrant inner-city lifestyle with outstanding convenience and amenities. (id:6769)

Listing Presented By:



Originally Listed by:
eXp Realty

http://www.ashleerealestate.com/

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Living room 13.75 Ft x 13.25 Ft

Kitchen 9.83 Ft x 8.33 Ft

Dining room 13.75 Ft x 10.17 Ft

Primary Bedroom 14.92 Ft x 10.00 Ft

4pc Bathroom 8.33 Ft x 7.75 Ft

Bedroom 12.92 Ft x 10.33 Ft

3pc Bathroom 10.25 Ft x 5.83 Ft

The property information on this website is derived from the Canadian Real Estate Association''s Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.