

# \$475,000 - 507, 2411 Erlton Road Sw, Calgary

MLS® #A2199514

**\$475,000**

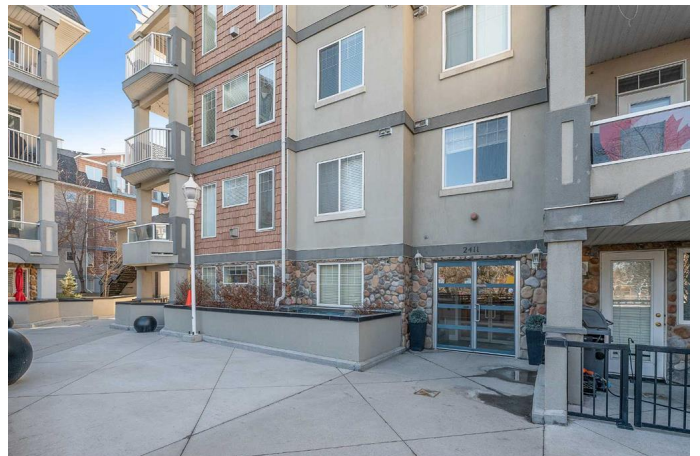
2 Bedroom, 2.00 Bathroom, 1,083 sqft  
Residential on 0.00 Acres

Erlton, Calgary, Alberta

Located in Waterford of Erlton, this gorgeous 2 bedroom, 2 bath plus den top floor west facing unit offers vistas of downtown & is just steps from picturesque Bow River pathways. The open plan presents new luxury vinyl plank flooring, lofty ceilings & is drenched in natural light showcasing a spacious living room anchored by a feature fireplace, casual dining area & kitchen that's tastefully finished with eating bar, plenty of counter & storage space plus stainless steel appliances. The primary bedroom with vaulted ceiling, boasts a walk-in closet & private 4 piece ensuite with relaxing corner soaker tub & separate shower. The second bedroom & 3 piece bath are ideal for guests. A cozy office tucked away just off the foyer is perfect for a home office set-up. Other notable features include fresh paint throughout, in-suite laundry, a west facing balcony with BBQ gas line, additional storage closet & courtyard & downtown views & one titled secured underground parking stall with attached storage. Building amenities include a recreation room, car wash & bike storage. The central location can't be beat - steps to Elbow River pathways, MNP Community & Sport Centre, Stampede Park & close to schools, shopping, public transit & just minutes to the downtown core. Immediate possession is available!

Built in 2003

## Essential Information



MLS® #	A2199514
Price	\$475,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,083
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	507, 2411 Erlton Road Sw
Subdivision	Erlton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 3B9

### **Amenities**

Amenities	Bicycle Storage, Elevator(s), Recreation Room, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Car Wash
Parking Spaces	1
Parking	Heated Garage, Parkade, Secured, Stall, Titled, Underground

### **Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Open Floorplan, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	5

### **Exterior**

Exterior Features Balcony, BBQ gas line, Private Entrance  
Construction Stone, Stucco, Wood Frame

### **Additional Information**

Date Listed March 5th, 2025  
Days on Market 9  
Zoning M-C2

### **Listing Details**

Listing Office RE/MAX First

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.