



**GRASSROOTS**  
REALTY GROUP

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103, 2411 Erlton Road SW  
Calgary, Alberta

MLS # A2306724



**\$449,000**

<b>Division:</b>	Erlton		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,032 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Stone	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 742
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	M-C2 d187
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Granite Counters, Jetted Tub, Open Floorplan, Separate Entrance, Soaking Tub, Storage		

**Inclusions:** N/A

Set in the heart of Erlton, in the well maintained Waterford building, this main floor 2 bedroom, 2 bathroom condo offers a lifestyle that just makes sense: central, connected, and easy. You're minutes to downtown, steps to the Elbow River pathways, and surrounded by some of Calgary's best restaurants, shopping, entertainment, and transit. Walk to Stampede Park, the BMO Centre, and the Saddledome, or spend your evenings in Mission and along 17th Avenue, it's all right here. It's a location that works with your schedule, not against it. Inside, the space feels polished and comfortable without being overdone. Porcelain tile runs throughout, creating a clean, cohesive look, while the gas fireplace adds just the right amount of warmth to the living area. The kitchen is both functional and refined, featuring warm maple cabinetry, beautiful granite countertops, stainless steel Frigidaire appliances, and a seamless connection to the main living space. From here, step out to your east facing patio with a gas line for BBQ, perfect for summer evenings and easy outdoor relaxing, with the added bonus of separate exterior storage. The primary bedroom is designed for true downtime, complete with a walk in closet and a spa like ensuite featuring a jetted soaker tub and separate shower. A second bedroom and full bath provide flexibility for guests, while the large den is a standout: ideal for a dedicated home office, workout space, or simply keeping things organized behind closed doors. In suite laundry is thoughtfully tucked in, adding to the overall function of the home without taking away from the space. The building itself adds to the experience, with a recreation room complete with a pool table, underground parking, ample underground visitor parking, bike storage, and a convenient car wash station. Outside, a beautifully maintained courtyard

offers a quiet place to step away and take a stroll. The main floor walk up access from the street is a convenient and practical feature, offering ease and a more private entry when desired.