



207, 2419 Erlton Road SW
Calgary, Alberta

MLS # A2323184



\$375,000

Division:	Erlton		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,069 sq.ft.	Age:	1998 (28 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 768
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C2 d187
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: None

Welcome to urban living at its finest in this beautifully maintained 2-BEDROOM, 2-BATHROOM condo in the sought-after community of Erlton. FRESHLY PAINTED and featuring HARDWOOD flooring throughout the main living areas, this bright and inviting 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 well-designed 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 exceptional building amenities further enhance 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.