

# \$444,900 - 308, 2411 Erlton Road Sw, Calgary

MLS® #A2209520

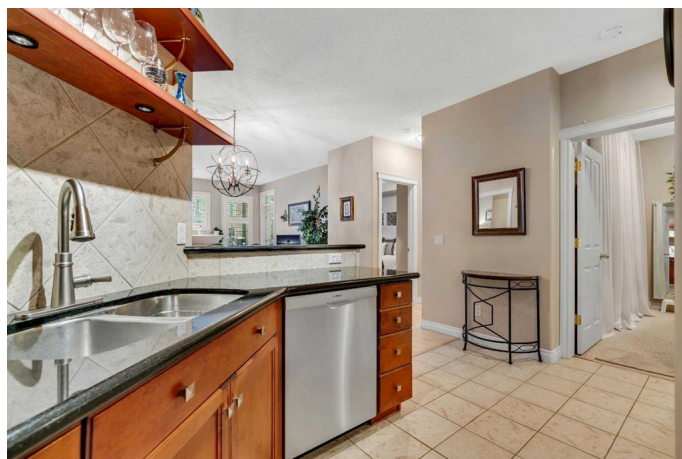
**\$444,900**

2 Bedroom, 2.00 Bathroom, 1,047 sqft

Residential on 0.00 Acres

Erlton, Calgary, Alberta

Welcome to 2411 Erlton Road SW. A stunning west-facing condo in the desirable Waterford of Erlton, this rare gem offers views and a prime inner-city location just steps from the scenic Bow River pathways. This beautifully maintained 2-bedroom, 2-bathroom + den unit features a functional, open-concept layout with generous room sizes. The living space is anchored by a charming feature fireplace and flows effortlessly into a casual dining area. The freshly updated kitchen is a showstopper, boasting full-height cabinetry, a brand-new stainless steel appliance package including an induction cooktop, an extended eating bar, and ample counter and storage space – perfect for both everyday living and entertaining. The spacious primary suite is a true retreat, offering a walk-in closet and private 4-piece ensuite with a relaxing corner soaker tub and separate shower. A second bedroom and full 3-piece bath are thoughtfully positioned for guest comfort. Tucked just off the foyer, the den provides a quiet space for a home office or reading nook. Additional upgrades include fresh paint throughout, California shutters, in-suite laundry, and a serene west-facing balcony complete with a BBQ gas line – ideal for enjoying summer evenings without any unsightly views. The unit also features a courtyard views, one titled, secured underground parking stall with attached storage. Residents of Waterford enjoy access to premium amenities including a recreation/party room, on-site car wash, and



secure bike storage. Located in one of Calgary's most connected communities, you're just steps to the Elbow River pathway system, the MNP Community & Sport Centre, Stampede Park, and within walking distance to LRT, downtown, schools, and vibrant 4th Street shopping and dining.

Built in 2000

**Essential Information**

MLS® #	A2209520
Price	\$444,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,047
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	308, 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, Stall, Underground, Secured

**Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Open Floorplan, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, 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
Construction	Stone, Stucco, Wood Frame

## Additional Information

Date Listed	April 11th, 2025
Days on Market	20
Zoning	M-C2

## Listing Details

Listing Office	RE/MAX First
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