

\$449,000 - 308, 2411 Erlton Road Sw, Calgary

MLS® #A2209520

\$449,000

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 | \$449,000 |
| 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, Car Wash, Elevator(s), Recreation Room, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking |
| Parking Spaces | 1 |
| Parking | Heated Garage, Secured, Stall, Underground |

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

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|----------------|------------------|
| Date Listed | April 11th, 2025 |
| Days on Market | 7 |
| Zoning | M-C2 |

Listing Details

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| Listing Office | RE/MAX First |
|----------------|--------------|

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