

\$399,900 - 406, 2419 Erlton Road Sw, Calgary

MLS® #A2082205

\$399,900

2 Bedroom, 2.00 Bathroom, 1,080 sqft

Residential on 0.00 Acres

Erlton, Calgary, Alberta

1079SQFT 2BED+2BATH SUITE! Located just minutes away from DOWNTOWN CALGARY, it offers unparalleled convenience and access to the city's many amenities. Step inside this 2-bedroom 2-bathroom unit to find beautiful tile work in the kitchen area and gleaming hardwood floors sweeping the living room space. One of the most impressive features of this unit is its open concept living, which create a grand and spacious atmosphere that is perfect for entertaining guests or simply enjoying breathtaking views. The natural light that floods the living space through the large windows is truly awe-inspiring, especially during the golden hours of sunrise and sunset. The suite is exquisitely designed with premium finishes and Well-Kept Appliances, providing a truly amazing living experience. The living area features an open-concept design that seamlessly blends the living, dining, and kitchen spaces. Cozy up with a fluffy throw blanket beside the fireplace after a chilly walk down the river with a hot cup of tea! Enjoy unwinding your summer evenings on your balcony that is equipped with a Natural Gas hookup for BBQing and an additional storage closet for miscellaneous items. Both bedrooms are spacious and well-appointed on opposite sides of the unit; The master bedroom is generously sized with a walk-in closet equipped with built-ins and tons of hanging space! Walkthrough the closet into the private 4-piece ensuite. The second bedroom is also



generously sized with a dedicated closet and unobstructed views. The second 3-piece washroom is conveniently tucked away the stacked washer/dryer. This is a rare opportunity in a well-managed building with a secured underground parkade that offers a carwash bay, locked communal bike storage, and lots of underground visitor parking for your convenience. The unit comes with 1 TITLED UNDERGROUND PARKING (#210). Don't miss out on this one-of-a-kind unit in a fantastic building just steps from the trendy shops and 5-star reviewed restaurants along 4th Street (MISSION). The LRT is 1 stop away into downtown and a stone's throw away into the historic Mission District, the Elbow River, beautiful walkways, the Calgary Stampede Grounds, the REPSOL Sports Centre and MORE!

Built in 1998

Essential Information

MLS® #	A2082205
Price	\$399,900
Sold Price	\$397,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,080
Acres	0.00
Year Built	1998
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	406, 2419 Erlton Road Sw
Subdivision	Erlton

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 3B8

Amenities

Amenities	Bicycle Storage, Car Wash, Elevator(s), Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Parkade, Underground

Interior

Interior Features	Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Stone Counters, Storage, Vinyl Windows
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	Barbecue, Courtyard, Garden, Lighting
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame

Additional Information

Date Listed	September 22nd, 2023
Date Sold	October 26th, 2023
Days on Market	31
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX COMPLETE REALTY
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