

\$389,900 - 406, 2422 Erlton Street Sw, Calgary

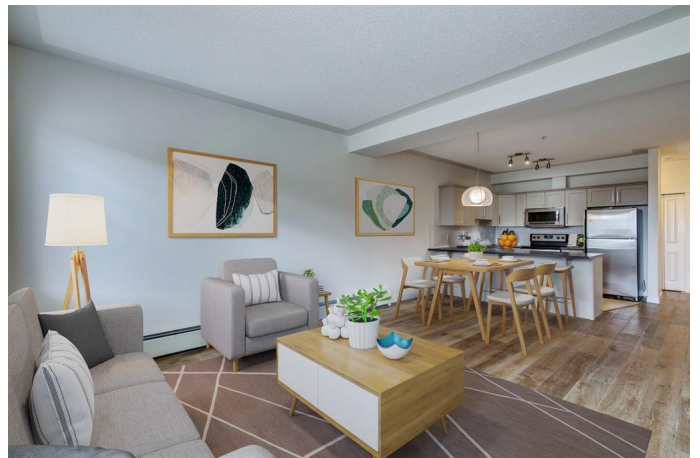
MLS® #A2154458

\$389,900

2 Bedroom, 2.00 Bathroom, 1,005 sqft
Residential on 0.00 Acres

Erlton, Calgary, Alberta

Welcome to your urban oasis at the coveted Waterford of Erlton complex! Nestled in the heart of the city, this stunning 2 bed/2 bath CORNER UNIT on the 4th floor boasts not just one, but two private balconies, offering you the perfect retreat to unwind and soak in the vibrant energy of Calgary. Step inside this newly updated sanctuary to discover a spacious layout with two oversized bedrooms, each exuding comfort and tranquility. The primary bedroom treats you to your own private haven, complete with a luxurious ensuite bathroom and a balcony, where you can start your mornings with a breath of fresh air. Embrace the convenience of in-suite laundry, secure underground titled parking, and a storage locker, providing you with the ease and peace of mind you deserve. Plus, indulge in the array of amenities the complex has to offer, from a convenient car wash bay to a games room, ensuring every aspect of your lifestyle is catered to. Venture outside and explore the dynamic surroundings that make this location truly unbeatable. With the Erlton LRT just steps away, along with the scenic Elbow River and Stampede Park, you'll find endless opportunities for adventure and relaxation right at your doorstep. And for our furry friends, rest assured knowing that this PET FRIENDLY building is conveniently close to Roxboro & Erlton off-leash park, perfect for playful outings. But the excitement doesn't end there – immerse yourself in the vibrant atmosphere of Calgary's 4th Street, where



top-tier bars, restaurants, boutiques, and grocery outlets await, promising a lifestyle of unparalleled convenience and excitement. Don't miss your chance to experience urban living at its finest – seize this opportunity to make the Waterford of Erlton your new home and embrace a lifestyle that truly reflects your dynamic spirit.

Built in 1998

Essential Information

MLS® #	A2154458
Price	\$389,900
Sold Price	\$389,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,005
Acres	0.00
Year Built	1998
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	406, 2422 Erlton Street Sw
Subdivision	Erlton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 3B6

Amenities

Amenities	Car Wash, Elevator(s), Party Room, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Secured, Stall, Titled, Underground

Interior

Interior Features	Breakfast Bar
Appliances	Dishwasher, Microwave Hood Fan, Oven, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	5

Exterior

Exterior Features	Courtyard
Construction	Stone, Stucco, Wood Frame

Additional Information

Date Listed	August 2nd, 2024
Date Sold	November 4th, 2024
Days on Market	94
Zoning	M-C2 d187
HOA Fees	0.00

Listing Details

Listing Office	Charles
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