

\$439,900 - 206, 2416 Erlton Street Sw, Calgary

MLS® #A2163169

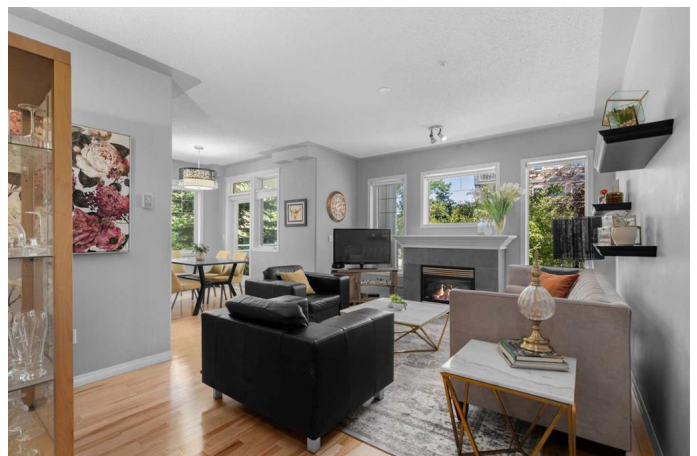
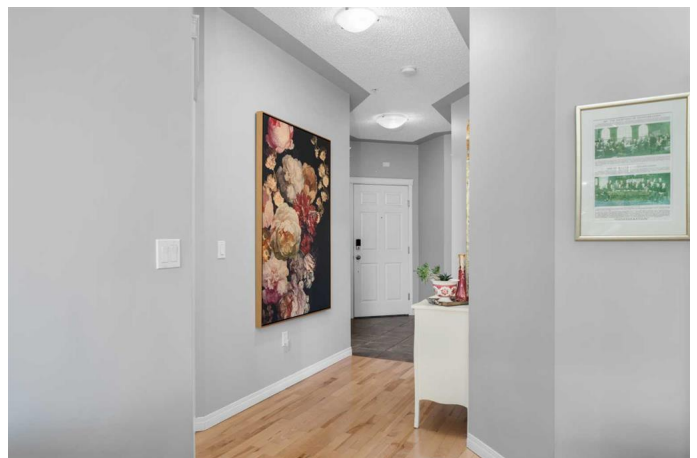
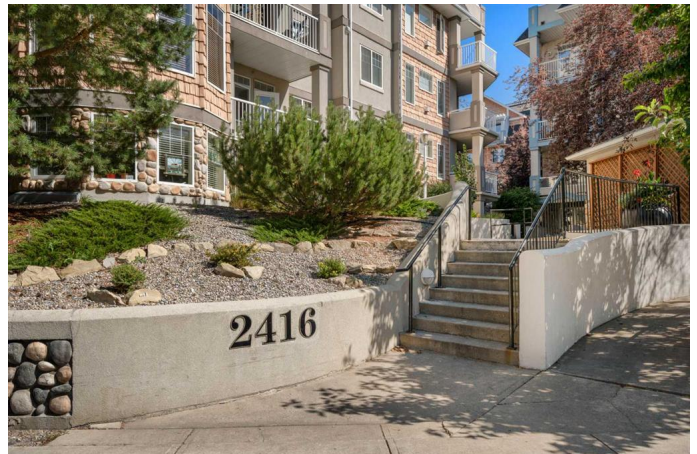
\$439,900

2 Bedroom, 2.00 Bathroom, 1,099 sqft

Residential on 0.00 Acres

Erlton, Calgary, Alberta

This apartment is a perfect find for young professionals and mature adults who are looking to live in convenience and a quite location. It is a well-managed complex with a beautiful park-like courtyard. The original owner shows pride of ownership. This end unit is 1,099sqft, open concept floor plan, 9' ceilings, many windows, and tons of space. As you walk through the spacious foyer, you are greeted by a bright large living room with a center gas fireplace. It connects to a dining space that can easily accommodate 6-8 people dining table. To find a kitchen like this in a condominium is super rare, not only does it have lots of counterspace, many cabinets, stainless steel appliances, but also it has a large corner pantry. From the dining area, you can step out to a private balcony with gas BBQ hook-up and storage room. Wait until you see the bedrooms! The primary bedroom is huge, covered with natural light and comes with its own full ensuite and a walk-in closet. The second bedroom is very generous size. The second 3pc bathroom has a double shower, a long countertop, and more storage. The laundry is in a unit with extra space for cleaning supplies. Plus, there is an underground secure heated parking spot. It is a perfect location to live, play and work close to downtown. Minutes away from Bow River pathway system, Mission area with vibrant shops and restaurants, Ctrain station, a state-of-the-art BMO center, Calgary Stampede and more. Book your private tour



today!

Built in 2003

Essential Information

MLS® #	A2163169
Price	\$439,900
Sold Price	\$434,355
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,099
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	206, 2416 Erlton Street Sw
Subdivision	Erlton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 3B7

Amenities

Amenities	Bicycle Storage, Car Wash, Elevator(s), Party Room, Recreation Room, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Parkade, Stall, Titled, Underground

Interior

Interior Features	High Ceilings, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings
Heating	Baseboard

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
# of Stories	5

Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard
Roof	Asphalt Shingle
Construction	Brick, Stone, Stucco, Wood Frame

Additional Information

Date Listed	September 8th, 2024
Date Sold	September 18th, 2024
Days on Market	10
Zoning	M-C2 d187
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
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