ROBERT HART MOORE
GRASSROOTS REALTY GROUP

780-897-4170
robert@grassrootsrealtygroup.ca

402, 2416 Erlton Street SW
Calgary, Alberta

MLS # A2227641

$419,900

Division:	Erlton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,037 sq.ft.	**Age:**	2003 (22 yrs old)
Beds:	2	**Baths:**	2
Garage:	Guest, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 727
Basement:	-	**LLD:**	-
Exterior:	Shingle Siding, Stone, Stucco, Wood Frame	**Zoning:**	M-C2 d187
Foundation:	-	**Utilities:**	-
Features:	Ceiling Fan(s), Central Vacuum, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: Den closet shelving

Discover this beautifully updated 2 bedroom, 2 bathroom plus den condo, offering 1,037 square feet of stylish inner-city living. Perfectly positioned in the highly sought-after Waterford of Erlton, this west-facing unit boasts stunning city skyline views from a private balcony—ideal for relaxing or entertaining. Step inside to an open-concept floor plan with soaring 9-foot ceilings and expansive windows that flood the home with natural light. Recent updates include modern flooring, fresh paint, renovated kitchen and bathrooms, and more. The contemporary kitchen is a chef’s dream, featuring granite countertops, sleek white cabinetry, newer stainless steel appliances, a breakfast bar, and a spacious pantry. The inviting living room is anchored by a gorgeous stone-faced gas fireplace, adding warmth and elegance to the space. The large primary suite offers a walk-in closet and a luxurious 4-piece ensuite with a separate shower and soaker tub. The generous second bedroom is conveniently located near the second full bathroom, perfect for guests or family. A versatile den/office/flex space has been converted to a large walk-in closet but can easily be transformed back to suit your needs. The unit is thoughtfully wired for sound in both bedrooms, the den, and out to the balcony. Enjoy the convenience of in-suite laundry, a titled underground parking stall, and an additional storage unit located at the front of your parking space. All this is set on a quiet, tree-lined cul-de-sac with unbeatable access to the River Pathway System, LRT, MNP Community & Sport Centre, the vibrant Mission district, and the Calgary Stampede grounds. Don’t miss your chance to own a move-in-ready home in one of Calgary’s most desirable communities!

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