

308, 2419 Erlton Road SW  
Calgary, Alberta

MLS # A2247002



# \$559,900

Division:	Erlton		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,461 sq.ft.	Age:	1998 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 912
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C2 d187
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, French Door, Granite Counters, No Smoking Home, Open Floorplan, Pantry		

Inclusions: n/a

**\*\*OPEN HOUSE Saturday, August 9 from 1-3pm\*\*** SPACIOUS recently UPGRADED Condo with almost 1500 SQFT!! This BEAUTIFUL condo is in a prime inner-city location, close to pathways along the river, restaurants and shopping and walking distance to Saddledome and MNP Sports Centre. As you enter into the unit immediately notice it's size. The open concept living area is bright and inviting. Dine at the breakfast nook in the kitchen or enjoy entertaining in the beautiful bright dining and living rooms. Living room features a cozy gas fireplace and is surrounded by windows. The 2 large bedrooms are on opposite sides of the condo giving lots of privacy to both. The spacious primary bedroom has it's own ensuite with large shower and plenty of counter space, and walk-in closet, as well as an additional closet. Enter into the large beautiful second bedroom through double french doors, and also has it's own private entrance from the bedroom into the main bathroom. The balcony is great for relaxing or maybe even enjoying some fireworks. The condo has many UPGRADES throughout including new Refrigerator, Trim around Doors and Baseboards, Carpet, all Handles and Hinges, new Closet Built-ins, Washer/Dryer, new paint throughout and much more. Plenty of storage available with large enclosed storage on the balcony as well as caged storage in Parkade beside parking stall. The parking stall is at the end so it's slightly oversized and no one is parking beside you. Car Wash and Vacuum are also available in Parkade right beside parking stall. A lot of the building maintenance has already be upgraded with new roof and exterior so no worries about those extra costs. Pets are welcome as well. This condo must be seen to be appreciated!