

# \$449,000 - 308, 2411 Erlton Road Sw, Calgary

MLS® #A2209520

**\$449,000**

2 Bedroom, 2.00 Bathroom, 1,047 sqft

Residential on 0.00 Acres

Erlton, Calgary, Alberta

Welcome to 2411 Erlton Road SW. A stunning west-facing condo in the desirable Waterford of Erlton, this rare gem offers views and a prime inner-city location just steps from the scenic Bow River pathways. This beautifully maintained 2-bedroom, 2-bathroom + den unit features a functional, open-concept layout with generous room sizes. The living space is anchored by a charming feature fireplace and flows effortlessly into a casual dining area. The freshly updated kitchen is a showstopper, boasting full-height cabinetry, a brand-new stainless steel appliance package including an induction cooktop, an extended eating bar, and ample counter and storage space – perfect for both everyday living and entertaining. The spacious primary suite is a true retreat, offering a walk-in closet and private 4-piece ensuite with a relaxing corner soaker tub and separate shower. A second bedroom and full 3-piece bath are thoughtfully positioned for guest comfort. Tucked just off the foyer, the den provides a quiet space for a home office or reading nook. Additional upgrades include fresh paint throughout, California shutters, in-suite laundry, and a serene west-facing balcony complete with a BBQ gas line – ideal for enjoying summer evenings without any unsightly views. The unit also features a courtyard views, one titled, secured underground parking stall with attached storage. Residents of Waterford enjoy access to premium amenities including a recreation/party room, on-site car wash, and



secure bike storage. Located in one of Calgary’s most connected communities, you’re just steps to the Elbow River pathway system, the MNP Community & Sport Centre, Stampede Park, and within walking distance to LRT, downtown, schools, and vibrant 4th Street shopping and dining.

Built in 2000

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2209520          |
| Price          | \$449,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,047             |
| Acres          | 0.00              |
| Year Built     | 2000              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 308, 2411 Erlton Road Sw |
| Subdivision | Erlton                   |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2S 3B9                  |

**Amenities**

|                |                                                                                                                         |
|----------------|-------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Car Wash, Elevator(s), Recreation Room, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking |
| Parking Spaces | 1                                                                                                                       |
| Parking        | Heated Garage, Secured, Stall, Underground                                                                              |

**Interior**

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Open Floorplan, Soaking Tub, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings                   |
| Heating           | Baseboard                                                                                                       |
| Cooling           | None                                                                                                            |
| Fireplace         | Yes                                                                                                             |
| # of Fireplaces   | 1                                                                                                               |
| Fireplaces        | Gas                                                                                                             |
| # of Stories      | 5                                                                                                               |

## Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony                   |
| Construction      | Stone, Stucco, Wood Frame |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 19               |
| Zoning         | M-C2             |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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