



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2422 ERLTON Street #406, Calgary T2S 3B6**

MLS® #: **A2154458**

Area: **Erlton**

Listing Date: **08/02/24**

List Price: **\$389,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 07-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **1998**

Finished Floor Area

Abv Sqft: **1,005**  
Low Sqft:  
Ttl Sqft: **1,005**

DOM

**47**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Heated Garage, Parkade, Secured, Stall, Titled, Underground**

Utilities and Features

Roof:  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Courtyard**

Construction: **Stone, Stucco, Wood Frame**  
Flooring: **Carpet, Tile**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Microwave Hood Fan, Oven, Refrigerator, Washer/Dryer Stacked, Window Coverings**  
Int Feat: **Breakfast Bar**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>10`0" x 10`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`3" x 12`2"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`5" x 10`10"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>8`0" x 6`6"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>10`0" x 6`0"</b>
<b>Laundry</b>	<b>Main</b>	<b>6`5" x 5`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>13`0" x 10`4"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`8" x 5`10"</b>

Legal/Tax/Financial

Condo Fee:  
**\$621**

Title:  
**Fee Simple**

Zoning:  
**M-C2 d187**

Fee Freq:  
**Monthly**

Legal Desc: **9813678**

Remarks

Pub Rmks: **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.**

Inclusions: **N/A**  
Property Listed By: **Charles**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**