



THE
A-TEAM

**RE/MAX
FIRST**

2416 ERLTON Street #303, Calgary T2S 3B7

MLS®#: **A2160703**

Area: **Erlton**

Listing Date: **08/29/24**

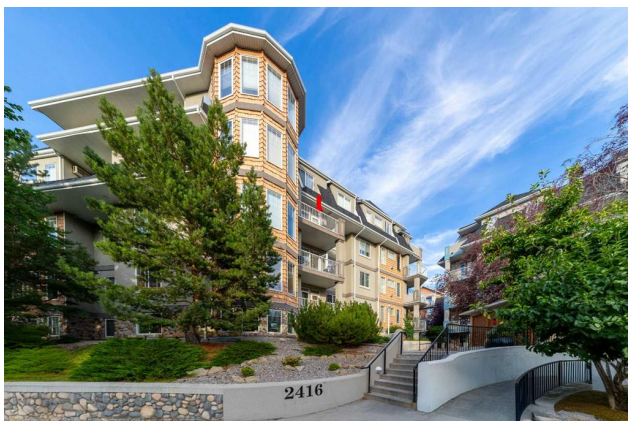
List Price: **\$449,000**

Status: **Active**

County: **Calgary**

Change: **-\$19k, 09-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2003**

Finished Floor Area

Abv Sqft: **1,038**
Low Sqft:
Ttl Sqft: **1,038**

DOM

20
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Parkade,Stall,Titled,Underground

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Dryer,Range,Range Hood,Washer/Dryer Stacked**
Int Feat: **Breakfast Bar,Laminate Counters,Soaking Tub,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	6`11" x 8`0"	4pc Ensuite bath	Main	11`4" x 10`4"
Bedroom	Main	13`1" x 11`5"	Kitchen	Main	11`2" x 14`1"
Living Room	Main	17`7" x 14`4"	Den	Main	8`5" x 10`7"
Bedroom - Primary	Main	19`3" x 9`10"			

Legal/Tax/Financial

Condo Fee:
\$711

Title:
Fee Simple

Zoning:
M-C2 d187

Fee Freq:
Monthly

Legal Desc: **0312078**

Remarks

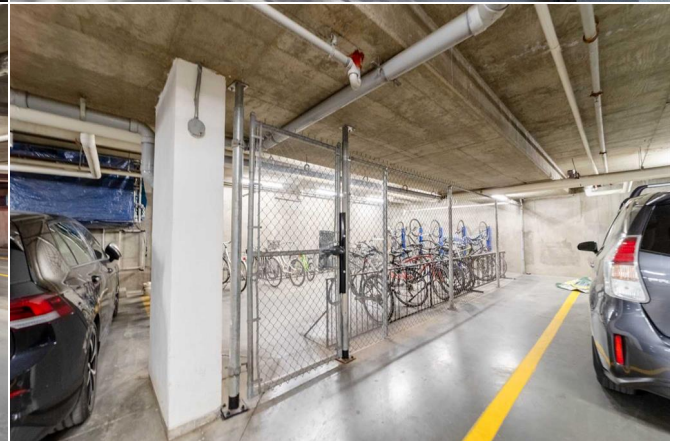
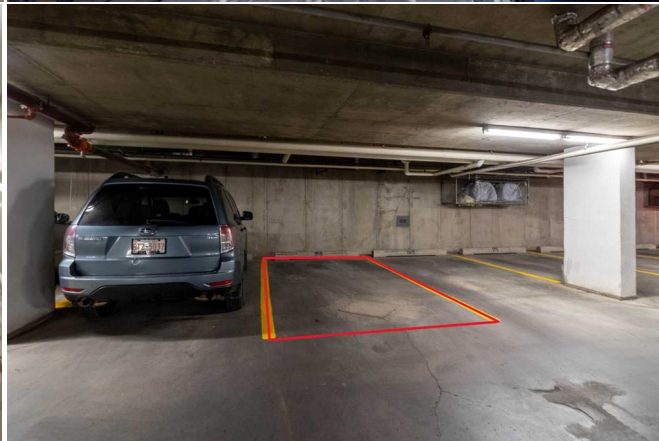
Pub Rmks: **Welcome to this stunning 2-bedroom plus den condo in the highly sought-after Waterford of Erlton. This third-floor unit offers a spacious layout with 2 full bathrooms and a large living room filled with natural light from its big windows. The modern kitchen boasts recently upgraded stainless steel appliances and ample cabinet and countertop space. The large primary bedroom features a walk-in closet and a luxurious 4-piece ensuite bathroom with a corner soaker tub. The second bedroom is ideally situated on the opposite side of the condo, ensuring privacy. Additionally, there's a versatile den that could be used as an office, hobby room, or for accommodating guests. Enjoy relaxing on your private, covered, west-facing balcony that has a storage closet, ideal for storing seasonal items. This condo includes a titled parking stall conveniently located close to the elevator. Residents of the Waterford have access to fantastic amenities including a car wash, game room, meeting gazebo, well-maintained courtyard, and indoor bike storage. This condo was recently painted throughout. Located just steps away from the Elbow River, Lindsay Park, MNP Sports Center, dog parks, and the Saddledome, with easy access to the Stampede Grounds and Erlton C-Train station. A quick 6-minute drive will take you to downtown Calgary. Don't miss out on this exceptional opportunity!**

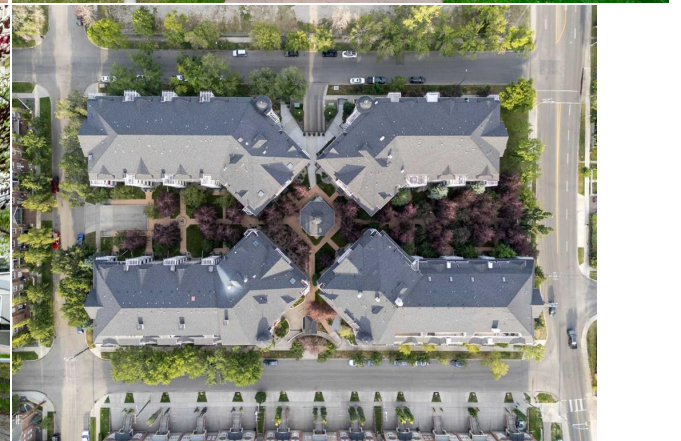
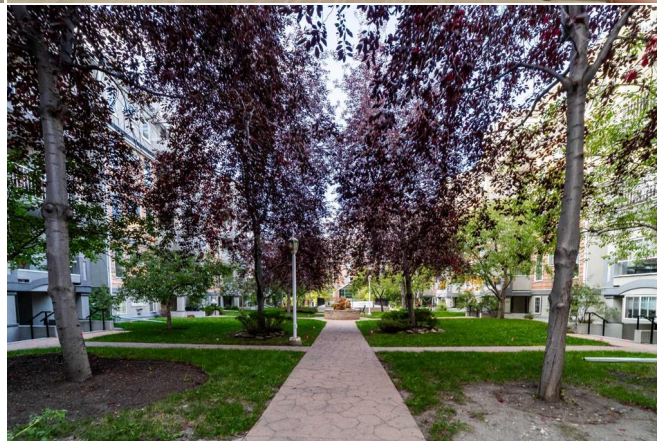
Inclusions:
Property Listed By: **N/A
Real Broker**

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











2416 Ertton St SW, Calgary, AB

Main Floor Exterior Area 1107.85 sq ft
Interior Area 1333.45 sq ft
Excluded Area 11.09 sq ft



PREPARED 2024/02/27



While regions are excluded from total floor area in GEMSE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.