



THE
A-TEAM

**RE/MAX
FIRST**

2411 ERLTON Road #309, Calgary T2S 3B9

MLS® #: **A2179501** Area: **Erlton** Listing Date: **11/15/24** List Price: **\$475,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2000**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Heated Garage, Insulated, Stall, Underground

Finished Floor Area

Abv Sqft: **1,166**
 Low Sqft:
 Ttl Sqft: **1,166**

DOM

6

Layout

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

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Hot Water, Natural Gas**
 Sewer: **Public Sewer**
 Ext Feat: **Balcony**

Construction: **Brick, Concrete, Stone, Stucco**
 Flooring: **Carpet, Tile, Vinyl Plank**
 Water Source: **Public**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer**
 Int Feat: **Closet Organizers, Double Vanity, Soaking Tub, Walk-In Closet(s)**
 Utilities: **Cable Available, Electricity Connected, Natural Gas Connected, Garbage Collection, Phone Available, Sewer Connected, Water Connected**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	10`8" x 15`3"	Living/Dining Room Combination	Main	18`11" x 30`0"
Bedroom - Primary	Main	10`7" x 24`4"	5pc Ensuite bath	Main	8`10" x 10`5"
Bedroom	Main	21`5" x 12`3"	4pc Ensuite bath	Main	9`9" x 8`4"
Laundry	Main	4`3" x 7`4"			

Legal/Tax/Financial

Condo Fee:
\$782

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C2

Legal Desc: **0110019**

Remarks

Pub Rmks: *****OPEN HOUSE Saturday Nov. 23 from 12pm-4pm*** Move in BEFORE CHRISTMAS to this fantastic upgraded and updated 2-bedroom and 2-bathroom condo in "The WATERFORD OF ERLTON", offering 1166 sq ft of living space on the 3rd floor. Upon entrance to the home, you are greeted with a ceramic tiled entrance and the dynamic view of the massive living room. The feature wall is a perfect canvas to display plenty of art. Boasting an open-concept layout with soaring 9-foot ceilings and luxurious finishes including QUARTZ COUNTERS, upgraded STAINLESS STEEL APPLIANCES, Maple Cabinets, and RENOVATED contemporary kitchen and bathrooms. Both extra-large bedrooms have walk-in closets and ensuite bathrooms. The unit also includes a large, covered balcony overlooking the courtyard and in-suite Laundry Room with Washer & Dryer. The home comes with a TITLED, HEATED, UNDERGROUND PARKING STALL (#219). There is Games Room on the main floor as well as a separate Party Room. Conveniently located with a short walk to the Beltline restaurants, downtown core, MNP Sports Centre, Stampede Park, Saddledome and public transit. This is a must-see! ALSO HEAT AND WATER ARE INCLUDED in the condo fees.**

Inclusions: n/a
Property Listed By: **RE/MAX House of Real Estate**

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









