



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2419 ERLTON Road #201, Calgary T2S 3B8**

MLS® #: **A2181395**

Area: **Erlton**

Listing Date: **11/28/24**

List Price: **\$419,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area  
Abv Sqft: **1,027**  
Low Sqft:  
Ttl Sqft: **1,027**

**Parkade, Titled, Underground**

DOM

**23**

Layout

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

Parking

Ttl Park: **1**  
Garage Sz:

Utilities and Features

Roof: **See Remarks**

Heating: **Baseboard**

Sewer:

Ext Feat: **Balcony, Barbecue, Courtyard**

Construction:

**Mixed**

Flooring:

**Ceramic Tile, Hardwood**

Water Source:

Fnd/Bsmt:

Kitchen Appl:

**Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings**

Int Feat:

**Breakfast Bar, Ceiling Fan(s), Elevator, No Animal Home, No Smoking Home, Open Floorplan**

Utilities:

**Cable Available**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>14`1" x 13`2"</b>	<b>Kitchen</b>	<b>Main</b>	<b>9`8" x 8`5"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`11" x 7`5"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`3" x 12`5"</b>
<b>Bedroom</b>	<b>Main</b>	<b>16`10" x 10`6"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	
<b>3pc Bathroom</b>	<b>Main</b>				

Legal/Tax/Financial

Condo Fee:

**\$641**

Title:

**Fee Simple**

Zoning:

**M-C2**

Fee Freq:  
**Monthly**

Legal Desc: **9813678**

Remarks

Pub Rmks: **OPEN HOUSE Sunday Dec01 noon - 4 PM Vacant and move in ready. This wonderful 2 bed, 2 bath unit on 2nd level is spacious and a perfect layout for family or room mates. Master bedroom is a nice size with walk in closet and ensuite with full bath. The 2nd (also large) bedroom has an adjoining door to second bath and a walk in closet. The main area is wide open and flooding with natural light with views to the open court yard. Note the mature trees just outside the windows adding privacy, shade, song birds and more. The unit has been upgraded with new tiles in entry and baths, engineered hardwood floors through out the rest of the unit (over \$12,000 for hardwood/not cheap DIY box store junk), recently added new fridge also. This unit located adjacent to a stairwell for nice access to the courtyard and 1 unit away from the elevator. The titled parking stall has secure storage in front and parkade has a carwash, bike storage and recycling centre. Located close to the LRT, Bow River and the Cities premier aquatic centre currently called MNP (undergoing \$87Mil expansion/reno). The outstanding unit with a well run condo association and the location are exceptional. Move in ready. Contact your real estate professional today.**

Inclusions:  
Property Listed By: **none  
Real Estate Professionals Inc.**

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









