



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
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 ASSOCIATE

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507, 2411 Erlton Road SW  
 Calgary, Alberta

MLS # A2199514



**\$475,000**

<b>Division:</b>	Erlton		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,083 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Secured, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 760
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Open Floorplan, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** None.

Located in Waterford of Erlton, this gorgeous 2 bedroom, 2 bath plus den top floor west facing unit offers vistas of downtown & is just steps from picturesque Bow River pathways. The open plan presents new luxury vinyl plank flooring, lofty ceilings & is drenched in natural light showcasing a spacious living room anchored by a feature fireplace, casual dining area & kitchen that's tastefully finished with eating bar, plenty of counter & storage space plus stainless steel appliances. The primary bedroom with vaulted ceiling, boasts a walk-in closet & private 4 piece ensuite with relaxing corner soaker tub & separate shower. The second bedroom & 3 piece bath are ideal for guests. A cozy office tucked away just off the foyer is perfect for a home office set-up. Other notable features include fresh paint throughout, in-suite laundry, a west facing balcony with BBQ gas line, additional storage closet & courtyard & downtown views & one titled secured underground parking stall with attached storage. Building amenities include a recreation room, car wash & bike storage. The central location can't be beat - steps to Elbow River pathways, MNP Community & Sport Centre, Stampede Park & close to schools, shopping, public transit & just minutes to the downtown core. Immediate possession is available!