

107, 2411 Erlton Road SW  
Calgary, Alberta

MLS # A2214468

**\$394,900**

Division:	Erlton		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,035 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 728
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Open Floorplan		

Inclusions: N/A

This ground-floor 2-bedroom plus den is perfect for dog lovers and offers the perfect blend of space, style, and location&mdash;all just steps from the Bow River pathway, Stampede Park, LRT, and MNP Community & Sport Center . Enjoy a spacious kitchen with granite countertops, abundant cabinetry, and plenty of prep space&mdash;ideal for home cooks and entertainers alike. The cozy living room features a gas fireplace, perfect for relaxing evenings. The primary bedroom includes its own ensuite, while the versatile den makes a great home office or guest space. There is an underground parking stall with a massive storage space just in front of it. Building amenities add even more value, with a convenient car wash, recreation room, and secure bike storage. Just a short stroll to the shops, cafes, and restaurants of vibrant 4th Street&mdash;this is the lifestyle you&rsquo;ve been waiting for!