

# \$559,900 - 308, 2419 Erlton Road Sw, Calgary

MLS® #A2247002

**\$559,900**

2 Bedroom, 2.00 Bathroom, 1,461 sqft

Residential on 0.00 Acres

Erlton, Calgary, Alberta

**\*\*OPEN HOUSE Saturday, August 9 from 1-3pm\*\*** SPACIOUS recently UPGRADED Condo with almost 1500 SQFT!! This BEAUTIFUL condo is in a prime inner-city location, close to pathways along the river, restaurants and shopping and walking distance to Saddledome and MNP Sports Centre. As you enter into the unit immediately notice it's size. The open concept living area is bright and inviting. Dine at the breakfast nook in the kitchen or enjoy entertaining in the beautiful bright dining and living rooms. Living room features a cozy gas fireplace and is surrounded by windows. The 2 large bedrooms are on opposite sides of the condo giving lots of privacy to both. The spacious primary bedroom has it's own ensuite with large shower and plenty of counter space, and walk-in closet, as well as an additional closet. Enter into the large beautiful second bedroom through double french doors, and also has it's own private entrance from the bedroom into the main bathroom. The balcony is great for relaxing or maybe even enjoying some fireworks. The condo has many UPGRADES throughout including new Refrigerator, Trim around Doors and Baseboards, Carpet, all Handles and Hinges, new Closet Built-ins, Washer/Dryer, new paint throughout and much more. Plenty of storage available with large enclosed storage on the balcony as well as caged storage in Parkade beside parking stall. The parking stall is at the end so it's slightly oversized and no one is parking beside you.



Car Wash and Vacuum are also available in Parkade right beside parking stall. A lot of the building maintenance has already be upgraded with new roof and exterior so no worries about those extra costs. Pets are welcome as well. This condo must be seen to be appreciated!

Built in 1998

### **Essential Information**

MLS® #	A2247002
Price	\$559,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,461
Acres	0.00
Year Built	1998
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	308, 2419 Erlton Road Sw
Subdivision	Erlton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 3B8

### **Amenities**

Amenities	Bicycle Storage, Car Wash, Elevator(s), Recreation Room, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Parkade, Underground

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, French Door, Granite Counters, No Smoking Home, Open Floorplan, Pantry
Appliances	Dishwasher, Dryer, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	5

## Exterior

Exterior Features	Balcony, Courtyard
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame

## Additional Information

Date Listed	August 8th, 2025
Days on Market	1
Zoning	M-C2 d187

## Listing Details

Listing Office	CIR Realty
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