

# \$410,000 - 205, 2416 Erlton Street Sw, Calgary

MLS® #A2248247

**\$410,000**

2 Bedroom, 2.00 Bathroom, 1,082 sqft

Residential on 0.00 Acres

Erlton, Calgary, Alberta

Step inside and be captivated by the bright, open layout. The brand-new kitchen is a true highlight, featuring crisp, modern cabinets and countertops, complemented by clean white appliances. Sleek, new laminate flooring flows seamlessly throughout the dining and living areas, creating an inviting space for both relaxation and entertaining. The living room is anchored by a charming fireplace, flanked by windows that fill the space with natural light. The west-facing balcony offers a private retreat with city views—a perfect spot to unwind and catch the evening sun. This condo features two well-appointed bedrooms, including a primary suite with a four-piece ensuite and a second bedroom with convenient access to a three-piece main bath. This home is complete with a titled underground parking stall, ensuring your vehicle is secure year-round. Its prime location puts you just minutes from downtown and offers easy access to Macleod Trail, placing you at the center of the city's best restaurants and shopping. This is urban living at its finest.

Built in 2003

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2248247  |
| Price     | \$410,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Square Footage | 1,082             |
| Acres          | 0.00              |
| Year Built     | 2003              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 205, 2416 Erlton Street Sw |
| Subdivision | Erlton                     |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2S 2B7                    |

### Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Amenities      | Clubhouse, Elevator(s), Fitness Center, Parking |
| Parking Spaces | 1                                               |
| Parking        | Underground                                     |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home                                                                              |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Baseboard                                                                                    |
| Cooling           | None                                                                                         |
| Fireplace         | Yes                                                                                          |
| # of Fireplaces   | 1                                                                                            |
| Fireplaces        | Gas                                                                                          |
| # of Stories      | 4                                                                                            |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony                   |
| Construction      | Stone, Stucco, Wood Frame |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | August 14th, 2025 |
|-------------|-------------------|

|                |           |
|----------------|-----------|
| Days on Market | 15        |
| Zoning         | M-C2 d187 |

## **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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