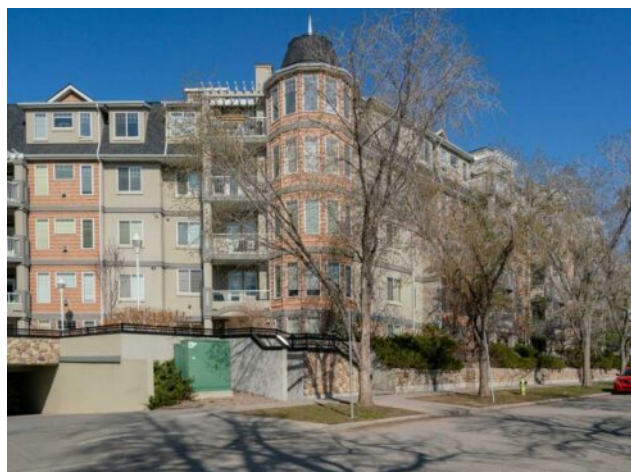


**107, 2411 Erlton Road SW
Calgary, Alberta**

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
Floors:	Carpet, Ceramic Tile, Laminate
Roof:	-
Basement:	-
Exterior:	Brick, Stucco, Wood Frame
Foundation:	-
Features:	Breakfast Bar, Granite Counters, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	\$ 728
LLD:	-
Zoning:	M-C2
Utilities:	-

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—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—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—this is the lifestyle you’ve been waiting for!