

# \$529,000 - 503, 2416 Erlton Street Sw, Calgary

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MLS® #A2213667

**\$529,000**

2 Bedroom, 2.00 Bathroom, 1,178 sqft

Residential on 0.00 Acres

Erlton, Calgary, Alberta

Beautifully Updated and Ideally Located â€“ Vaulted Ceilings, End Unit, Very Large Balcony and Double Parking!

Welcome to Waterford of Erlton, where this beautifully updated unit boasts one of the complexâ€™s most desirable locations, facing both downtown and west.

Step inside to discover a spacious open-concept layout enhanced by soaring vaulted ceilings that create an airy, light-filled ambiance. The inviting living and dining areas are centered around a charming gas fireplace, with natural light streaming through the large west-facing windows.

From the living room, step out onto an oversized private balcony â€“ generous enough for two separate sitting areas plus a secure storage room â€“ complete with a gas BBQ hookup, hose connections, and in-floor drains. It's the perfect spot to relax while enjoying peaceful views toward the river and quick access to scenic walking paths.

The interior features two bright bedrooms, including a primary suite with a full four-piece ensuite and dual closets. A newer high-efficiency, full-size washer and dryer are conveniently located in-suite.

As a top-floor, end unit, you'll appreciate having no one living above you and only one



shared wall, offering extra peace, privacy, and quiet.

This exceptional home also comes with two titled underground parking stalls – a rare and valuable find for inner-city living! Residents enjoy outstanding building amenities including a games room with a slate pool table, a gazebo, secure bike storage, a free car wash bay in the parkade, and a beautifully landscaped courtyard.

Don’t miss the chance to enjoy stylish, spacious living with vaulted ceilings, amazing amenities, and unbeatable privacy – all just steps from downtown!

Built in 2003

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2213667    |
| Price          | \$529,000   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,178       |
| Acres          | 0.00        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Penthouse   |
| Status         | Active      |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 503, 2416 Erlton Street Sw |
| Subdivision | Erlton                     |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2S3B7                     |

## Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, F                  |
| Parking Spaces | 2                                               |
| Parking        | Garage Door Opener, Heated, Owned, Side By Side |
| # of Garages   | 2                                               |
| Waterfront     | River Access                                    |

## Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | Elevator, High Ceilings, Soak                           |
| Appliances        | Dishwasher, Electric Range, Washer/Dryer Stacked, Wall/ |
| Heating           | Boiler, Natural Gas                                     |
| Cooling           | Wall/Window Unit(s)                                     |
| Fireplace         | Yes                                                     |
| # of Fireplaces   | 1                                                       |
| Fireplaces        | Gas, Living Room                                        |
| # of Stories      | 5                                                       |



## Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Balcony, Storage                           |
| Construction      | Brick, Concrete, Stone, Stucco, Wood Frame |
| Foundation        | Poured Concrete                            |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 6                |
| Zoning         | M-C2             |

## Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Braxton Hayes Real Estate Corp. |
|----------------|---------------------------------|

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