

# \$394,900 - 107, 2411 Erlton Road Sw, Calgary

MLS® #A2214468

**\$394,900**

2 Bedroom, 2.00 Bathroom, 1,035 sqft

Residential on 0.00 Acres

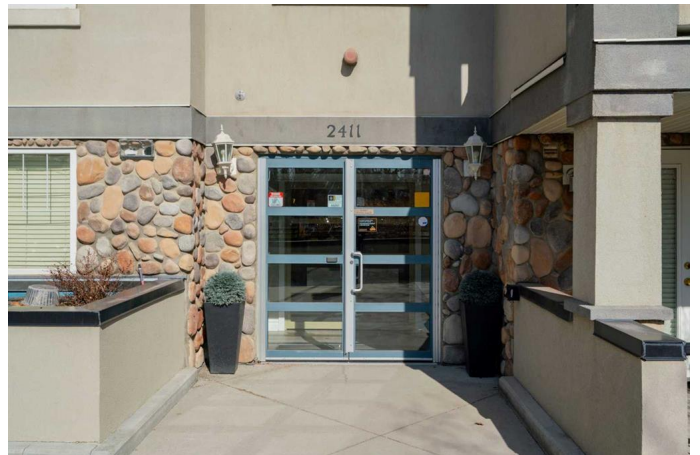
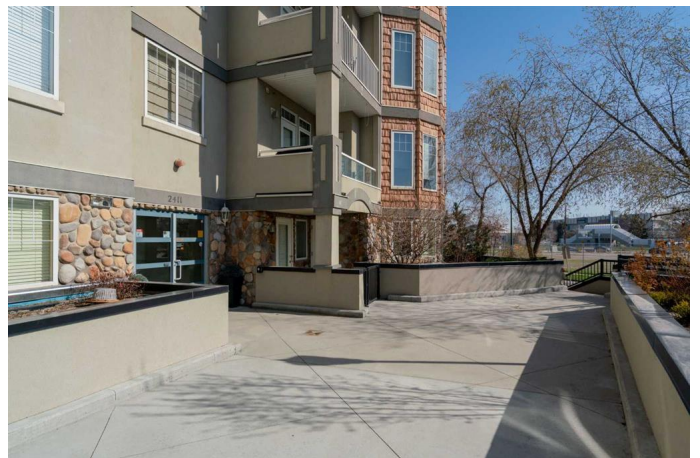
Erlton, Calgary, Alberta

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!

Built in 2003

## Essential Information

MLS® #	A2214468
Price	\$394,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,035
Acres	0.00



Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	107, 2411 Erlton Road Sw
Subdivision	Erlton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S2B9

### Amenities

Amenities	Car Wash
Parking Spaces	1
Parking	Titled, Underground

### Interior

Interior Features	Breakfast Bar, Granite Counters, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	5

### Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard, Lighting, Private Entrance, Storage
Construction	Brick, Stucco, Wood Frame

### Additional Information

Date Listed	April 25th, 2025
Days on Market	1
Zoning	M-C2

### Listing Details

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.