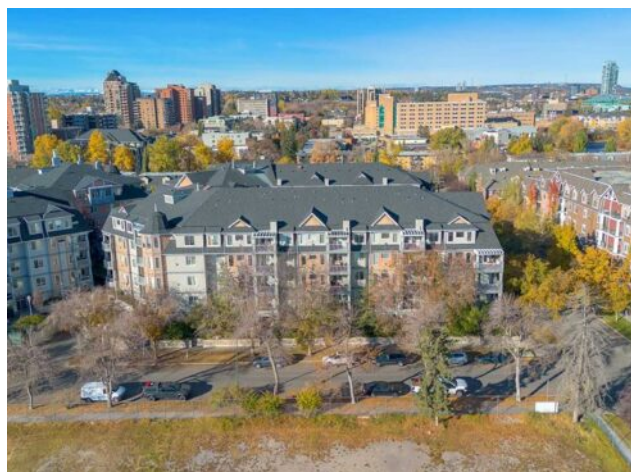


106, 2411 Erlton Road SW
Calgary, Alberta

MLS # A2265545



\$384,500

Division:	Erlton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,064 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Natural Gas

Floors: Carpet, Ceramic Tile, Laminate

Roof: Asphalt Shingle

Basement: -

Exterior: Stone, Stucco, Wood Frame

Foundation: -

Features: No Smoking Home

Water: -

Sewer: -

Condo Fee: \$ 744

LLD: -

Zoning: M-C2 d187

Utilities: -

Inclusions: N/A

Spacious, and perfectly located ground-floor, 2-bedroom, 2-bathroom apartment in desirable Erlton! Enjoy unparalleled convenience: you're just steps from the Bow River pathway, Stampede Park, the LRT, and the MNP Community & Sport Centre. Explore the vibrant shops, cafes, and restaurants of 4th Street with a short stroll. Includes an underground parking stall and a dedicated storage cage right in front of it. Building amenities elevate your living experience with a convenient car wash bay, recreation room, and secure bike storage.