

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

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 – Vaulted Ceilings, End Unit, Very Large Balcony and Double Parking!

Welcome to Waterford of Erlton, where this beautifully updated unit boasts one of the complex'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 – generous enough for two separate sitting areas plus a secure storage room – 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	9
Zoning	M-C2

Listing Details

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

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.