

\$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 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

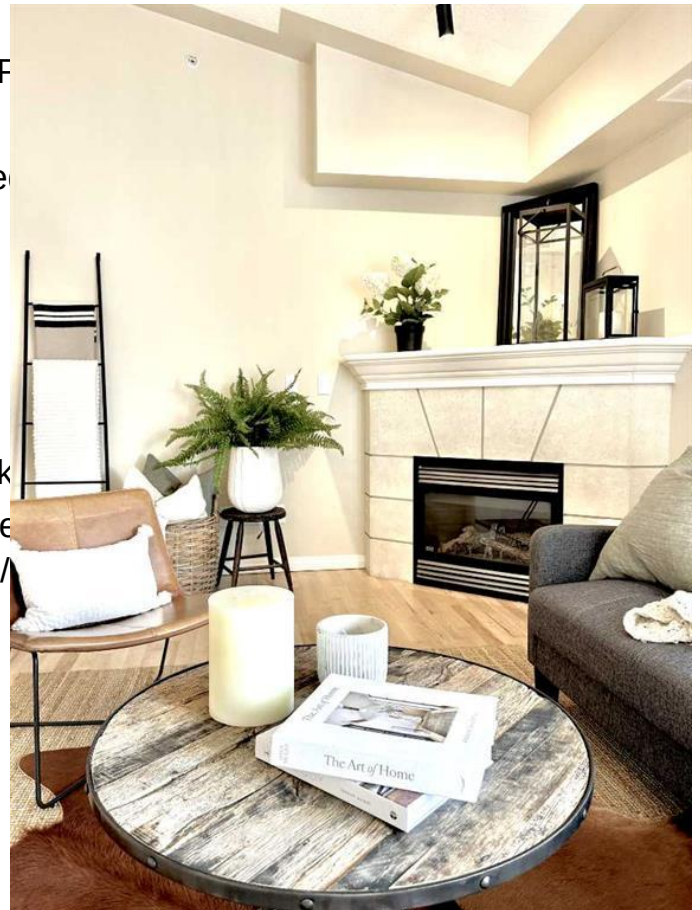
Address	503, 2416 Erlton Street Sw
Subdivision	Erlton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S3B7

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	8
Zoning	M-C2

Listing Details

Listing Office	Braxton Hayes Real Estate Corp.
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