



\$ 344,900.00

## 403 2416 ERLTON STREET SW CALGARY

<https://paulbrinton.com>

What a great location and spectacular views from this 4th floor West facing 2 Bedroom + Den condominium. Located on an excellent street steps away from the Elbow River, Repsol Sport Centre and Stampede Grounds. A perfect location for those who want inner city living yet have the feeling of...

- 2 beds
- 2 baths
- Apartment
- Residential
- Active

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## BASIC FACTS

**Style:** Apartment, High-Rise (5+)

**MLS ® #:** A1120833

**Type:** Apartment

**Bedrooms:** 2

**Status:** Active

**Year built:** 2003

**Parking:** Garage Door Opener, Heated Garage, Parkade

**Post Updated:** 2021-09-23 21:17:41

**Bathrooms:** 2

**Bedrooms Above Grade:** 2

**Date added:** 06/22/21

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Conventional

## PROPERTY FEATURES

**Total Parking:** 1

**Flooring:** Carpet,Ceramic Tile,Laminate

**Water Source:** Public

**Utilities:** See Remarks

**Exterior Features:** Other

**District:** CAL Zone CC

**Inclusions:** in unit air conditioning

**Roof Type:** Asphalt Shingle

**Sewer Septic:** Public Sewer

**Fireplace:** 1

**Association Amenities:** Car Wash,Clubhouse,Elevator(s)

**Fireplace Features:** Gas Log,Glass Doors,Living Room,Mantle

**Community Features:** Park,Schools Nearby,Pool,Sidewalks,Street Lights,Shopping Nearby

**Electric:** 100 Amp Service

**Cooling:** Central Air,Partial

**Interior Features:** Ceiling Fan(s),Open Floorplan,See Remarks

**Heating Type:** Baseboard,Hot Water,Natural Gas



## PROPERTY INFORMATION

**Basement:** None

**Laundry features:** In Unit

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 5

**Unit Number:** 403

**Suite:** No

**Appliances:** Dishwasher,Electric Stove,Garage Control(s),Garburator,Microwave Hood Fan,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings

**Subdivision Name:** Erlton

**Levels:** Single Level Unit

**Zoning:** M-C2 d187

**List Price Square Foot:** \$ 337.15

**Photo Count:** 32

**Unit Exposure:** W

**Construction Materials:** Stone,Stucco,Vinyl Siding,Wood Siding

**Foundation:** Poured Concrete,Wood

**Living Area SF:** 1023.00

**Structure Type:** High Rise (5+ stories)

