207 2419 Erlton Road SW

Calgary | Active | MLS® A2347986

$349,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1998**	**1,069.16 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

Urban living at its finest in this well maintained 2-BEDROOM, 2-BATHROOM condo in the sought-after community of Erlton. Virtually staged to show the endless possibilities! FRESHLY PAINTED and features HARDWOOD flooring throughout. This home offers an open-concept layout designed for both comfort and functionality. The spacious living room is highlighted by a cozy GAS FIREPLACE and impressive 9-FOOT CEILINGS, creating an airy and welcoming atmosphere. The classic white kitchen flows seamlessly into the dining and living spaces, making it ideal for everyday living and entertaining. The primary bedroom features a WALK THROUGH CLOSET and a private 4PC ENSUITE, while the 2ND BEDROOM and FULL BATHROOM, with a WALK-IN CLOSET provides FLEXIBILITY for guests, a roommate, or a HOME OFFICE. Enjoy your morning coffee on the PRIVATE COVERED east-facing BALCONY overlooking mature trees, complete with a SECURE STORAGE room for added convenience. IN-SUITE LAUNDRY, TITLED UNDERGROUND PARKING with OVERHEAD STORAGE, and a central clubhouse available for private bookings add to the appeal. The HEATED UNDERGROUND PARKADE includes a CAR WASH bay and detailing area, plus separate SECURE BIKE STORAGE. Unbeatable location just steps to REPSOL SPORTS CENTRE, the Erlton/Stampede LRT Station, the scenic PATHWAYS ALONG THE ELBOW RIVER, and the exciting new SCOTIA PLACE entertainment district. Whether you're commuting downtown, enjoying Calgary's extensive river pathway system, or taking in concerts, sporting events, and festivals, everything you need is right outside your door. An incredible opportunity to enjoy a vibrant inner-city lifestyle with outstanding convenience and amenities.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2347986
Bedrooms	2
Bathrooms	2
Year Built	1998
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	Apartment-Single Level Unit
Total Living Area:	1,069.16 sq. ft.
Condo Fee:	$767.61
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Gas, Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	East
Unit Exposure:	East
Floor Location:	Other
Entry Level:	2
Stories Total:	5
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	1998 (Age: 28)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	9813678
Heating:	Baseboard
New Constr.:	No
Construction Material:	Stone, Stucco, Wood Frame
Structure Type:	High Rise (5+ stories)
Ensuite:	Yes

Flooring:	Ceramic Tile, Hardwood
Cooling:	Wall/Window Unit(s)
Fireplaces:	1
Fireplace Details:	Gas
Garage:	No
Garage Spaces:	1
Parking:	Parkade, Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Waterford of Erlton
Community:	Erlton
Amenities:	Clubhouse, Elevator(s), Party Room, Secured Parking, Storage
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer, Window Coverings
Inclusions:	None
Restrictions:	Pet Restrictions or Board approval Required, Restrictive Covenant
Pets Allowed:	Restrictions, Cats OK, Dogs OK
Main Floor	Living Room · 13'9" × 13'3" ·
Main Floor	Kitchen · 9'10" × 8'4" ·
Main Floor	Dining Room · 13'9" × 10'2" ·
Main Floor	Bedroom - Primary · 14'11" × 10' ·
Main Floor	Bedroom · 12'11" × 10'4" ·
Title to Land:	Fee Simple

Community Features:	Clubhouse, Park, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	Balcony, BBQ gas line, Storage
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C2 d187
Listed Date:	Sep 25, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/207-2419-erlton-road-sw-calgary-a2347986/

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