

# \$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 â€” 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.

Donâ€™t miss the chance to enjoy stylish, spacious living with vaulted ceilings, amazing amenities, and unbeatable privacy â€” 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, S Owned, Side By Side
# of Garages	2
Waterfront	River Access

## Interior

Interior Features	High Ceilings, Soaking Tub, S
Appliances	Dishwasher, Electric Range, S Wall/Window Air Conditioner
Heating	Natural Gas, Boiler
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	1
Zoning	M-C2

## Listing Details

Listing Office	Braxton Hayes Real Estate Corp.
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