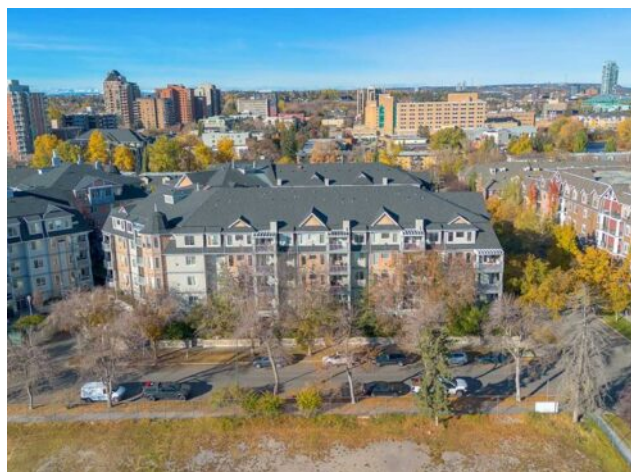


106, 2411 Erlton Road SW  
Calgary, Alberta

MLS # A2278677



# \$344,900

<b>Division:</b>	Erlton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,064 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 744
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-C2 d187
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** N/A

Spacious, and perfectly located ground-floor, 2-bedroom, 2-bathroom apartment in desirable Erlton! Enjoy unparalleled convenience: you're just steps from the Bow River pathway, Stampede Park, the LRT, and the MNP Community & Sport Centre. Explore the vibrant shops, cafes, and restaurants of 4th Street with a short stroll. Includes an underground parking stall and a dedicated storage cage right in front of it. Building amenities elevate your living experience with a convenient car wash bay, recreation room, and secure bike storage.