

104, 2422 Erlton Street SW
Calgary, Alberta

MLS # A2297266



\$459,000

Division:	Erlton		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,198 sq.ft.	Age:	1998 (28 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Fireplace(s)	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 874
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C2 d187
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)		

Inclusions: None

Discover this stylish and inviting two-storey 2 bedrooms 2 and a half bathrooms condo in the desirable inner-city community of Erlton. This contemporary, west-facing home offers a functional layout and modern finishes, perfect for comfortable urban living, along with the convenience of two titled underground parking stalls. The main level features an open-concept design with engineered hardwood flooring. A sleek modern kitchen complete with quartz countertops, tile backsplash, and a functional walk-in pantry, seamlessly flowing into a generous living and dining area—perfect for both daily living and entertaining. Upstairs, you’ll find two well-appointed bedrooms and two full bathrooms, including a primary suite with a 3-piece ensuite and access to a private balcony. Recent updates include fresh paint throughout, brand-new carpet, and modern LED lighting. This unique unit offers three separate entrances, including a private entry with a fenced patio and BBQ area with gas hookup—perfect for outdoor relaxation and hosting guests. Residents also enjoy on-site amenities such as a car wash and vacuum station for added convenience. Walking distance to the Roxboro and Erlton off-leash dog park, just steps from the Elbow River pathway, local coffee shops, the Erlton C-Train station, Stampede Grounds, and the vibrant Mission district. An excellent opportunity to own a beautifully maintained home in a prime location—schedule your private viewing today!