



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

101, 2422 Erlton Street SW  
Calgary, Alberta

MLS # A2220003



**\$635,000**

Division:	Erlton		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,735 sq.ft.	Age:	1998 (27 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Off Street, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,119
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	No Smoking Home, Separate Entrance		

Inclusions:	n/a
-------------	-----

Nestled in the desirable Erlton neighbourhood within a fantastic complex, this stunning 2-bedroom plus den condo offers an expansive 1600+ sq ft of living space. Prepare to be captivated by the unique layout and the incredible kitchen, boasting abundant cabinetry, a built-in oven, an induction stovetop, and an integrated fridge that seamlessly blends with the cabinetry. A generously sized dining area flows effortlessly into the huge living room, complete with a cozy fireplace and an abundance of windows that flood the space with natural light. Elegant tile flooring extends throughout the entire unit. Retreat to two large bedrooms, each featuring its own ensuite bathroom &ndash; a luxurious 5-piece in the primary and a convenient 3-piece in the second. A dedicated den provides the perfect space for working from home. Enjoy the convenience of two entry points: one from the building's hallway and a private exterior entrance. This exceptional property also includes two titled parking stalls. The location is truly unbeatable, with easy access to the river pathways, the vibrant shops and restaurants of 4th Street, the iconic Saddledome just across the way, and downtown just minutes away.