



GRASSROOTS
REALTY GROUP

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408, 2422 Erlton Street SW
Calgary, Alberta

MLS # A2249660



\$469,900

Division:	Erlton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,238 sq.ft.	Age:	1998 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Insulated, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Hot Water

Floors: Carpet, Hardwood

Roof: Asphalt Shingle

Basement: -

Exterior: Stone, Stucco, Wood Frame

Foundation: -

Features: Breakfast Bar, Ceiling Fan(s), Double Vanity, High Ceilings, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 815

LLD: -

Zoning: M-C2 d187

Utilities: -

Inclusions: Drapery & rods- Bedrooms, All Fobs & Keys

This isn't your standard condo - its a home that feels expansive, bright, and thoughtfully designed. With over 1,230 sf, this condo offers not one but TWO balconies, TWO titled parking stalls, TWO storage lockers, TWO bedrooms, & TWO full bathrooms, the sense of space and function that is hard to beat. The layout offers real breathing room: a living room warmed by a gas fireplace, a dining area that easily fits a full table, and a kitchen with more counters and cabinetry than you'd expect in a condo, plus a breakfast bar with seating for your morning coffee crew. The primary suite is tucked away for privacy, with its own balcony, a walk-in closet the size of a small room, and a sprawling ensuite with dual vanities. The second bedroom isn't an afterthought, with another large walk-in closet and easy access to the second bathroom. Hardwood floors, in-suite laundry, and abundant storage add everyday practicality, while the sun-drenched courtyard views bring a daily dose of calm. Take advantage of the complimentary bike storage and car-wash bay, located in the underground heated parkade, where you'll find the side-by-side parking stalls. Outside your door, you're steps from the Elbow River pathways, the restaurants and cafes of Mission, and a quick walk to groceries or downtown to the office. Erlton is loved for being central yet tucked away, and this home captures that balance perfectly: spacious, private, and connected to everything you need. Pet friendly building with board approval! Book your showing today!