



GRASSROOTS
REALTY GROUP

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101, 2422 Erlton Street SW
Calgary, Alberta

MLS # A2267805



\$615,000

Division:	Erlton		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,680 sq.ft.	Age:	1998 (28 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Off Street, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Ceramic Tile
Roof:	-
Basement:	-
Exterior:	Stone, Stucco, Wood Frame
Foundation:	-
Features:	Closet Organizers, Separate Entrance, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 1,119
LLD:	-
Zoning:	M-C2 d187
Utilities:	-

Inclusions: n/a

Stunning 2-Bedroom + Den Condo in the Highly Sought-After Erlton Neighbourhood Nestled in one of Calgary's most desirable communities, this remarkable 2-bedroom plus den residence offers over 1,600 sq. ft. of beautifully designed living space within a premier complex. Step inside and be immediately impressed by the unique open-concept layout and chef-inspired kitchen, featuring abundant custom cabinetry, a built-in wall oven, an induction cooktop, and a seamlessly integrated refrigerator for a sleek, modern finish. The spacious dining area flows effortlessly into the expansive living room, where a cozy gas fireplace and an array of large windows create a warm, light-filled ambiance. Elegant tile flooring extends throughout the home, complementing the thoughtful design and providing a touch of sophistication in every room. The primary suite offers a luxurious 5-piece ensuite, while the second bedroom enjoys its own private 3-piece bath, perfect for guests or family. A dedicated den provides the ideal space for a home office or reading nook. Enjoy the convenience of dual access points—one through the building's interior hallway and another via a private exterior entrance just steps from the river. The property also includes two titled underground parking stalls, adding exceptional value and ease of living. Ideally located near the Elbow River pathways, the shops and restaurants of 4th Street, the Saddledome, and downtown Calgary, this home offers the perfect blend of luxury, lifestyle, and location.