



GRASSROOTS
REALTY GROUP

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301, 2320 Erlton Street SW
Calgary, Alberta

MLS # A2274317



\$449,900

Division:	Erlton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	928 sq.ft.	Age:	1999 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, In Floor	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Other	Condo Fee:	\$ 641
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	M-C2 d219
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Elevator, Granite Counters, Open Floorplan, Storage		

Inclusions: Air Conditioning

Experience urban living at its best in this stylish 2-bedroom, 2-bathroom condo in desirable Erlton & complete with TWO separate balconies, a rare feature found in only a handful of units in the complex. Set just minutes from downtown, the home offers quick access to everything you need while still feeling tucked away from the hustle. You're steps from the MNP Community & Sport Centre, Stampede Park, Erlton C-Train station, Elbow River pathways, Lindsay Park, and the Elbow River & an ideal spot for both an active lifestyle and daily commuting. The building itself is beautifully cared for and centers around a secure, private courtyard. Mature trees, thoughtful landscaping, a pond, and a gentle water feature create a calm, retreat-like atmosphere you can enjoy without leaving home. Underground parking includes a car wash bay, bike storage, compressed air, and a dedicated storage locker. There's also a well-equipped party room available for hosting larger gatherings. Located on the 3rd floor, the suite offers an open-concept layout that flows easily from the kitchen into the main living area. The kitchen features a breakfast bar, generous cabinetry, granite countertops and new appliances. The adjoining living and dining space is bright and inviting, with high ceilings, a cozy gas fireplace, and access to one of the balconies. In-floor heating beneath engineered hardwood keeps the main living area warm and comfortable. Down the hallway, the spacious primary bedroom includes a walk-in closet and a private ensuite bathroom. The second bedroom works well as a guest room, home office, or multipurpose space. A second 3-piece bathroom and convenient in-suite laundry round out the floorplan. This property is not just a place to live & it offers a complete inner-city lifestyle. Erlton is known for its convenience, green spaces, and proximity to

downtown amenities, and this condo captures all of that. Don't miss your opportunity to own an elegant, dual-balcony home in one of Calgary's most sought-after neighbourhoods.