



GRASSROOTS
REALTY GROUP

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503, 2422 Erlton Street SW
Calgary, Alberta

MLS # A2277375



\$750,000

Division:	Erlton		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,814 sq.ft.	Age:	1998 (28 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Heated Garage, Leased, Parkade, Secured, Stall, Tandem, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,277
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C2 d187
Foundation:	-	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Stainless steel gas BBQ, swivel bar stools (4), Murphy beds (1 queen & 1 twin) with shelves, office desk, built-in speakers, steam shower, California closets in primary bedroom, second bedroom & front entrance closet, built-in shelving & cabinetry in primary bedroom entrance.

Expansive Top Floor End Unit with City and Downtown Views! This beautifully maintained 2-bedroom, 2.5-bath top floor end unit offers stunning city and downtown vistas, reflecting pride of ownership in every detail. Its open concept design showcases elegant hardwood flooring, vaulted ceilings, and crown moulding, with abundant natural light illuminating the space. The kitchen is tastefully appointed with granite countertops, an island/eating bar, and generous storage solutions including a walk-in pantry. Recent upgrades feature newer appliances, highlighted by a high-end Miele dishwasher. The adjacent dining area provides ample room for entertaining family and friends. The welcoming living room, complete with a feature fireplace, serves as an ideal gathering space for relaxation and socializing. The expansive primary bedroom is enhanced by built-in cabinetry and a custom walk-in closet crafted by California Closets. The private five-piece ensuite features dual sinks, a luxurious soaker tub, and a rejuvenating steam shower. Perfect for use as a home office, the second bedroom includes balcony access, two Murphy beds (one queen, one twin), a walk-in closet by California Closets, and its own private four-piece ensuite. Other notable features include in-suite laundry with additional storage, updated flooring installed in 2016, a Daikin air conditioning unit added in fall 2020, front entrance closet designed by California Closets, spacious deck offering panoramic city and downtown views, and three parking stalls—one titled, two leased—plus a dedicated storage space. This residence is perfectly situated just steps away from the Erlton-Stampede C-train station, the picturesque Elbow River pathways and close to several amenities, including Stampede Park, MNP Community & Sport Centre, the serene Reader Rock Gardens, schools, shopping, and is

within walking distance to downtown.