



**305, 2422 Erlton Street SW  
Calgary, Alberta**

**MLS # A2293779**



**\$419,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Erlton                             |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 1,118 sq.ft.                       | <b>Age:</b>   | 1998 (28 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Heated Garage, Titled, Underground |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |  |                   |           |
|--------------------|--|-------------------|-----------|
| <b>Heating:</b>    | Baseboard  | <b>Water:</b>     | -         |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank  | <b>Sewer:</b>     | -         |
| <b>Roof:</b>       | -  | <b>Condo Fee:</b> | \$ 813    |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -         |
| <b>Exterior:</b>   | Stone, Stucco, Wood Frame  | <b>Zoning:</b>    | M-C2 d187 |
| <b>Foundation:</b> | -  | <b>Utilities:</b> | -         |
| <b>Features:</b>   | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage |                   |           |

**Inclusions:** Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer, Garage Controls/FOB

Experience an exceptional inner city lifestyle mere steps from the Elbow River. This stunning corner unit at The Waterford of Erlton encompasses over 1,100 sq. ft. of well-appointed living space on the third floor, complete with two titled underground parking stalls and stunning views. The modern, open concept design features 9-foot ceilings, updated hardwood flooring, and a bright, inviting living area highlighted by a gas fireplace. The kitchen is thoughtfully curated with upgraded stainless steel appliances and ample cabinetry that marry function and style. Each of the two generously sized bedrooms include private and semi-private ensuite bathrooms and spacious walk-in closets, ensuring comfort, privacy, and versatility of living arrangements. Additional features include a large covered South and West facing balcony overlooking the scenic river pathways, as well as a dedicated in-suite laundry room equipped with a washer and dryer. Residents of the building enjoy access to a range of amenities, including bicycle storage, a car wash bay, visitor parking, and a reservable courtyard pavilion with a party room for larger gatherings. Ideally situated within walking distance to the MNP Community & Sport Centre, the Calgary Stampede Grounds, shops along 4th Street, fine dining in Mission, 17th Avenue Entertainment & Retail District, and the Downtown Core, this home offers unrivalled urban convenience amongst some of the city's most beautiful natural landscapes. A pedestrian-oriented haven with reduced commute time when needed, with proximity to Erlton LRT Station and major thoroughfares like Macleod Trail.