



**104, 2422 Erlton Street SW  
Calgary, Alberta**

**MLS # A2297266**



**\$459,000**

<b>Division:</b>	Erlton		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	1,198 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Fireplace(s)	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 874
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-C2 d187
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)		

**Inclusions:** None

Discover this stylish and inviting two-storey 2 bedrooms 2 and a half bathrooms condo in the desirable inner-city community of Erlton. This contemporary, west-facing home offers a functional layout and modern finishes, perfect for comfortable urban living, along with the convenience of two titled underground parking stalls. The main level features an open-concept design with engineered hardwood flooring. A sleek modern kitchen complete with quartz countertops, tile backsplash, and a functional walk-in pantry, seamlessly flowing into a generous living and dining area—perfect for both daily living and entertaining. Upstairs, you’ll find two well-appointed bedrooms and two full bathrooms, including a primary suite with a 3-piece ensuite and access to a private balcony. Recent updates include fresh paint throughout, brand-new carpet, and modern LED lighting. This unique unit offers three separate entrances, including a private entry with a fenced patio and BBQ area with gas hookup—perfect for outdoor relaxation and hosting guests. Residents also enjoy on-site amenities such as a car wash and vacuum station for added convenience. Walking distance to the Roxboro and Erlton off-leash dog park, just steps from the Elbow River pathway, local coffee shops, the Erlton C-Train station, Stampede Grounds, and the vibrant Mission district. An excellent opportunity to own a beautifully maintained home in a prime location—schedule your private viewing today!