



114, 2422 Erlton Street SW  
Calgary, Alberta

MLS # A2195026



**\$459,000**

<b>Division:</b>	Erlton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	1,086 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 712
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Closet Organizers, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** NA

Welcome to this beautifully updated 2-bedroom, 2-bathroom condo in the highly sought-after community of Erlton. Just steps from public transit and nestled in a prime location, this home offers a perfect blend of modern elegance and urban convenience. Inside, you'll find a spacious, open-concept layout featuring gorgeous Hunter Douglas silhouette window shades, a large fireplace in the living room, and high-end finishes throughout. The fully renovated kitchen and bathrooms provide a fresh, contemporary feel, making this condo truly move-in ready. Step out onto your covered deck overlooking the courtyard, a perfect spot to relax or entertain. Plus, enjoy the convenience of a heated underground titled parking stall, ensuring your vehicle stays warm and secure year-round, with an additional storage locker in front. With easy access to downtown, shopping, parks, and the Elbow River, this exceptional home is a rare find. Don't miss your chance—schedule a viewing today!