



207, 2422 Erlton Street SW
Calgary, Alberta

MLS # A2195565



\$425,000

Division:	Erlton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	1,094 sq.ft.	Age:	1998 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Other	Sewer:	-
Roof:	-	Condo Fee:	\$ 732
Basement:	-	LLD:	-
Exterior:	Stone, Stucco	Zoning:	M-C2
Foundation:	-	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

This stunning corner-unit condo offers the perfect blend of comfort, privacy, and style. Designed with an ideal layout, the dual primary bedrooms are thoughtfully separated by the main living space—each featuring walk-in closets with custom organizers and ensuites for ultimate convenience. Natural light floods the open-concept living area, enhanced by additional corner windows, including one perfectly placed over the kitchen sink. The chef-inspired kitchen boasts stainless steel appliances, granite countertops, and a spacious pantry, while custom window coverings adorn every window. The warmth of engineered hardwood floors runs throughout the home, anchored by a gas fireplace in the inviting living room. Stay comfortable year-round with central air conditioning. Step outside to the patio with extra storage, or take advantage of the underground parking stall with a storage cage, a bike room, and a car wash bay. This meticulously maintained home offers an exceptional living experience—don't miss the opportunity to make it yours!