

# \$635,000 - 101, 2422 Erlton Street Sw, Calgary

MLS® #A2220003

## \$635,000

2 Bedroom, 3.00 Bathroom, 1,735 sqft

Residential on 0.00 Acres

Erlton, Calgary, Alberta

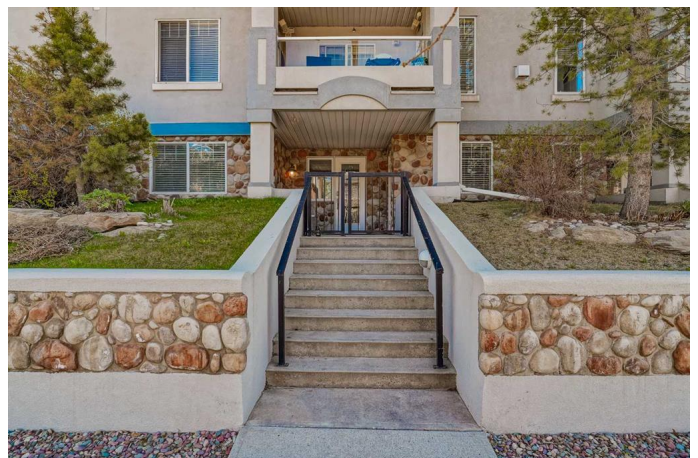
Nestled in the desirable Erlton neighbourhood within a fantastic complex, this stunning 2-bedroom plus den condo offers an expansive 1600+ sq ft of living space. Prepare to be captivated by the unique layout and the incredible kitchen, boasting abundant cabinetry, a built-in oven, an induction stovetop, and an integrated fridge that seamlessly blends with the cabinetry. A generously sized dining area flows effortlessly into the huge living room, complete with a cozy fireplace and an abundance of windows that flood the space with natural light. Elegant tile flooring extends throughout the entire unit. Retreat to two large bedrooms, each featuring its own ensuite bathroom – a luxurious 5-piece in the primary and a convenient 3-piece in the second. A dedicated den provides the perfect space for working from home. Enjoy the convenience of two entry points: one from the building's hallway and a private exterior entrance. This exceptional property also includes two titled parking stalls. The location is truly unbeatable, with easy access to the river pathways, the vibrant shops and restaurants of 4th Street, the iconic Saddledome just across the way, and downtown just minutes away.

Built in 1998

## Essential Information

MLS® #

A2220003



|                |                   |
|----------------|-------------------|
| Price          | \$635,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 3.00              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,735             |
| Acres          | 0.00              |
| Year Built     | 1998              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 101, 2422 Erlton Street Sw |
| Subdivision | Erlton                     |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2Z 3B6                    |

### Amenities

|                |                                        |
|----------------|----------------------------------------|
| Amenities      | Elevator(s), Gazebo, Parking, Car Wash |
| Parking Spaces | 2                                      |
| Parking        | Off Street, Parkade, Underground       |

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Separate Entrance                                                                              |
| Appliances        | Built-In Oven, Built-In Refrigerator, Dishwasher, Induction Cooktop, Range Hood, Washer/Dryer, Window Coverings |
| Heating           | Baseboard                                                                                                       |
| Cooling           | None                                                                                                            |
| Fireplace         | Yes                                                                                                             |
| # of Fireplaces   | 1                                                                                                               |
| Fireplaces        | Gas                                                                                                             |
| # of Stories      | 5                                                                                                               |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | Private Entrance |
|-------------------|------------------|

Construction            Stone, Stucco, Wood Frame

**Additional Information**

Date Listed            May 20th, 2025  
Days on Market        75  
Zoning                  M-C2

**Listing Details**

Listing Office           eXp Realty

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