

# \$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

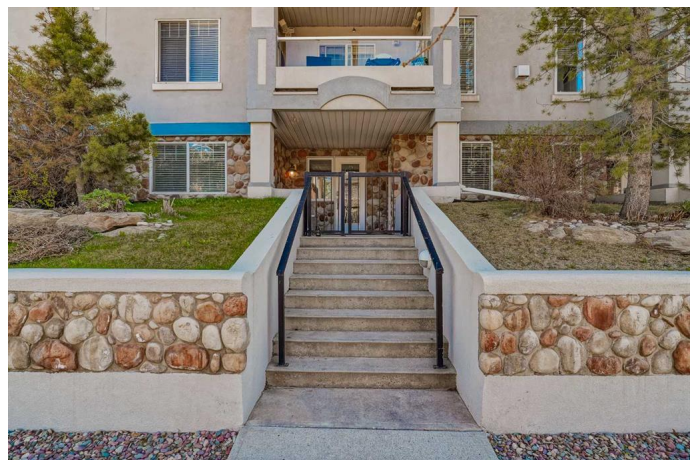
Nestled in the desirable Erlton neighbourhood within a fantastic complex, this stunning 2-bedroom plus den condo offers an expansive 1600+ sq ft of living space. Prepare to be captivated by the unique layout and the incredible kitchen, boasting abundant cabinetry, a built-in oven, an induction stovetop, 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), Parking, Car Wash, Gazebo
Parking Spaces	2
Parking	Off Street, Parkade, Underground

### Interior

Interior Features	No Smoking Home, Separate Entrance
Appliances	Built-In Oven, Dishwasher, Range Hood, Washer/Dryer, Window Coverings, Built-In Refrigerator, Induction Cooktop
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      48

Zoning      M-C2

### **Listing Details**

Listing Office      eXp Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.