



303, 2419 Erlton Road SW  
Calgary, Alberta

MLS # A2308655



**\$379,900**

<b>Division:</b>	Erlton		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,069 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 768
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-C2 d187
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Laminate Counters, Storage, Walk-In Closet(s)		

**Inclusions:** Murphy Bed

Experience the best of inner-city living in this beautifully maintained condo in the highly sought-after community of Erlton. Offering over 1,000 sq.ft. of thoughtfully designed living space, this home combines comfort, functionality, and an unbeatable location just steps from downtown, Mission, the Elbow River pathways, C-Train access, and Stampede Park. Inside, you'll find an open-concept layout featuring 9' ceilings, large west-facing windows, and a welcoming living room anchored by a cozy gas fireplace. The kitchen overlooks the dining and living areas, creating an ideal setup for both everyday living and entertaining. Step outside onto your covered west-facing balcony overlooking a beautifully landscaped courtyard filled with mature trees — a peaceful and private extension of your living space. The spacious primary bedroom features a walk-in closet and full ensuite bath, while the second bedroom also includes a walk-in closet plus a custom workspace/Murphy bed buildout, making it perfect for guests, a home office, or flexible day-to-day living. Additional highlights include titled underground parking, two storage lockers (including one conveniently located on the balcony), and access to the development's recreation amenities. Erlton's location simply cannot be beat. Enjoy quick access to Mission's restaurants and cafes, the MNP Community & Sport Centre, river pathways, downtown offices, and all the excitement surrounding Calgary's evolving Culture + Entertainment District and new arena development. A fantastic opportunity for both homeowners and investors alike. Let's do this — book your private showing today.