



GRASSROOTS

REALTY GROUP

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**101, 2422 Erlton Street SW
Calgary, Alberta**

MLS # A2308657



\$644,900

Division:	Erlton		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,680 sq.ft.	Age:	1998 (28 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Assigned, Off Street, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,119
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C2 d187
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Open Floorplan, See Remarks, Separate Entrance, Walk-In Closet(s)		

Inclusions: n/a

Experience elevated inner-city townhouse style living in this stunning 2-bedroom + den condo in the highly sought-after community of Erlton. Offering over 1,600 sq. ft. of beautifully designed living space, this exceptional residence is located within a premier complex just steps from some of Calgary’s best amenities. Inside, you’ll immediately appreciate the unique open-concept layout and chef-inspired kitchen, complete with extensive custom cabinetry, a built-in wall oven, induction cooktop, and sleek integrated refrigerator. The spacious dining area flows seamlessly into the expansive living room, where a cozy gas fireplace and oversized windows create a bright and inviting atmosphere. Elegant tile flooring runs throughout the home, adding both sophistication and durability. The spacious primary retreat features a luxurious 5-piece en suite, while the second bedroom offers its own private 3-piece bath—ideal for guests or family members. A versatile den provides the perfect space for a home office, library, or flex room. This exceptional property also offers the rare convenience of dual access points: one through the interior hallway and another through a private exterior entrance just steps from the river pathways. Two titled underground parking stalls further enhance the comfort and convenience of everyday living. Perfectly positioned near the Elbow River pathway system, the vibrant shops and restaurants of Mission, the Scotiabank Saddledome, and downtown Calgary, this home offers an unbeatable combination of luxury, lifestyle, and location.