



GRASSROOTS

REALTY GROUP

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402, 2419 Erlton Road SW
Calgary, Alberta

MLS # A2313978



\$544,900

Division:	Erlton		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,218 sq.ft.	Age:	1998 (28 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 889
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C2 d187
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Double Vanity, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: None

FULLY RENOVATED 2-BEDROOM, 2-BATHROOM CONDO WITH OVER 1,200 SQ FT, 2 PARKING STALLS, AND BEAUTIFUL COURTYARD VIEWS IN THE HEART OF ERLTON. Offering exceptional value in one of Calgary's most sought-after inner-city communities, this spacious condo combines extensive renovations, a functional layout, and an unbeatable walkable location ideal for professionals, downsizers, or investors. Inside, the bright open-concept layout features luxury vinyl plank flooring throughout, fresh paint, and large windows that fill the space with natural light. The thoughtfully designed floor plan places the two bedrooms on opposite sides of the unit for enhanced privacy and flexibility. The beautifully renovated kitchen showcases full-height cabinetry, quartz countertops, dual Silgranit sinks, and brand-new stainless-steel appliances. Adjacent to the kitchen, the formal dining area offers ample room for entertaining, while the spacious living room is anchored by an electric fireplace with tiled surround and built-in shelving on either side. Step out onto the oversized balcony overlooking the peaceful courtyard. Complete with a gas line and additional storage closet, the balcony extends the home's functional living space outdoors. The generously sized primary retreat features a designer feature wall, two walk-in closets, and a fully renovated ensuite with dual sinks, quartz countertops, and a tub/shower combination. The second bedroom includes a walk-through closet, direct access to the second full bathroom, and private balcony access—ideal for guests, roommates, or a home office setup. In-suite laundry and a window air conditioning unit add everyday comfort and convenience. A rare highlight of this property is the inclusion of TWO underground parking stalls, each with its own storage locker—an uncommon

offering in Erlton. Residents enjoy a professionally managed complex with amenities including a party room, bike storage, and a car wash bay. Located just steps from the Elbow River pathways, MNP Community & Sports Centre, the LRT station, and downtown Calgary, this home offers immediate access to all the amenities in neighbouring Mission, including renowned restaurants, cafés, boutique shopping, fitness studios, and the vibrant 4th Street dining and nightlife scene. *VISIT MULTIMEDIA LINK FOR FULL DETAILS INCLUDING FLOORPLANS!*