



103, 2422 Erlton Street SW
Calgary, Alberta

MLS # A2325405



\$409,900

Division:	Erlton		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,158 sq.ft.	Age:	1998 (28 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Fireplace(s), Hot Water	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 859
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C2 d187
Foundation:	-	Utilities:	-

Features: Breakfast Bar, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Rarely do properties of this size and configuration become available in the popular inner-city community of Erlton. Spanning more than 1100 square feet across two levels, this 2-bedroom, 2.5-bathroom home delivers the convenience and feel of a townhouse within a secure condominium setting. Enjoy unprecedented flexibility with three separate entrances, highlighted by direct access from the front, west-facing patio - perfect for a seamless indoor-outdoor lifestyle. Inside, the freshly styled interior features new vinyl plank flooring (2025), modern lighting, and elegant quartz counters. The heart of the main floor is the living room, where a cozy natural gas fireplace serves as a beautiful focal point in a space that feels light, open, and airy. Tucked quietly off the main living area is a dedicated laundry room that offers a pantry and ample additional storage. The upper level continues to impress with 9-foot ceilings that elevate the sense of space. The spacious primary suite offers a walk-through closet, an ensuite, and its own private west-facing balcony - a great place to enjoy a morning coffee or evening sunsets. Meticulously maintained, every room - from the main living area to the primary bedroom and main bathroom - exhibits a wonderfully open and bright atmosphere. Premium building amenities provide ultimate peace of mind, featuring titled underground parking in a secure parkade with car wash & cleaning station, bicycle storage and a new roof (2026). Located just steps from the Elbow River pathways, Stampede Park, transit, and downtown, this distinctive property is ideal for professionals and investors alike.