

# \$425,000 - 207, 2422 Erlton Street Sw, Calgary

MLS® #A2195565

## \$425,000

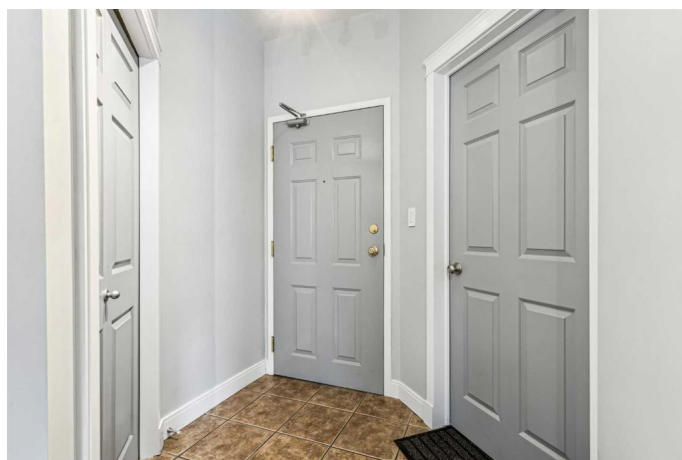
2 Bedroom, 2.00 Bathroom, 1,094 sqft  
Residential on 0.00 Acres

Erlton, Calgary, Alberta

This stunning corner-unit condo offers the perfect blend of comfort, privacy, and style. Designed with an ideal layout, the dual primary bedrooms are thoughtfully separated by the main living space—each featuring walk-in closets with custom organizers and ensuites for ultimate convenience. Natural light floods the open-concept living area, enhanced by additional corner windows, including one perfectly placed over the kitchen sink. The chef-inspired kitchen boasts stainless steel appliances, granite countertops, and a spacious pantry, while custom window coverings adorn every window. The warmth of engineered hardwood floors runs throughout the home, anchored by a gas fireplace in the inviting living room.

Stay comfortable year-round with central air conditioning. Step outside to the patio with extra storage, or take advantage of the underground parking stall with a storage cage, a bike room, and a car wash bay.

This meticulously maintained home offers an exceptional living experience—don't miss the opportunity to make it yours!



Built in 1998

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | A2195565  |
| Price    | \$425,000 |
| Bedrooms | 2         |

|                |             |
|----------------|-------------|
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,094       |
| Acres          | 0.00        |
| Year Built     | 1998        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Active      |

### **Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 207, 2422 Erlton Street Sw |
| Subdivision | Erlton                     |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2S 3B6                    |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Bicycle Storage, Car Wash, Clubhouse, Elevator(s), Secured Parking, Snow Removal, Storage, Trash, Visitor Parking |
| Parking Spaces | 1   |
| Parking        | Parkade, Underground  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer  |
| Heating           | Baseboard, Hot Water  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Living Room  |
| # of Stories      | 5   |

### **Exterior**

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Balcony, Courtyard, Storage |
|-------------------|-----------------------------|

Construction Stone, Stucco

### **Additional Information**

Date Listed February 19th, 2025

Days on Market 40

Zoning M-C2

### **Listing Details**

Listing Office Royal LePage Benchmark

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