

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

MLS® #A2195565

**\$425,000**

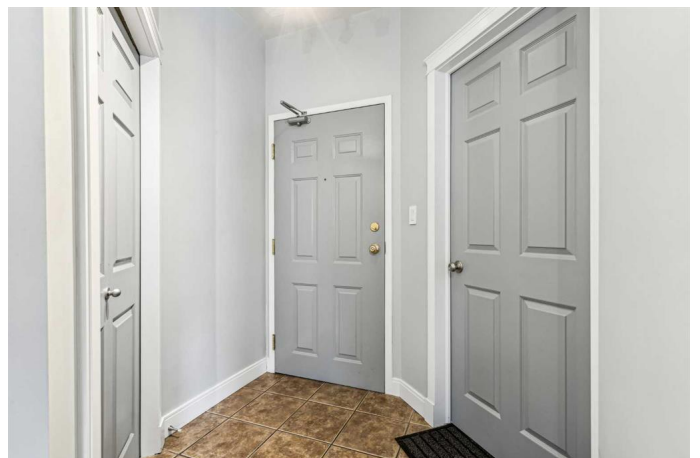
2 Bedroom, 2.00 Bathroom, 1,094 sqft  
Residential on 0.00 Acres

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, Clubhouse, Car Wash, 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, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), Closet Organizers, Stone Counters, Vinyl Windows, Soaking Tub, Storage, Track Lighting
Appliances	Dishwasher, Electric Stove, Refrigerator, Microwave Hood Fan, 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 45

Zoning M-C2

### **Listing Details**

Listing Office Royal LePage Benchmark

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.