

**408, 2422 Erlton Street SW**  
**Calgary, Alberta**

**MLS # A2249660**



**\$469,900**

|                  |                                                |               |                   |
|------------------|------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Erlton                                         |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)             |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                    |               |                   |
| <b>Size:</b>     | 1,238 sq.ft.                                   | <b>Age:</b>   | 1998 (27 yrs old) |
| <b>Beds:</b>     | 2                                              | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Heated Garage, Insulated, Parkade, Underground |               |                   |
| <b>Lot Size:</b> | -                                              |               |                   |
| <b>Lot Feat:</b> | -                                              |               |                   |

|                    |                                                                                |                   |           |
|--------------------|--------------------------------------------------------------------------------|-------------------|-----------|
| <b>Heating:</b>    | Baseboard, Hot Water                                                           | <b>Water:</b>     | -         |
| <b>Floors:</b>     | Carpet, Hardwood                                                               | <b>Sewer:</b>     | -         |
| <b>Roof:</b>       | Asphalt Shingle                                                                | <b>Condo Fee:</b> | \$ 815    |
| <b>Basement:</b>   | -                                                                              | <b>LLD:</b>       | -         |
| <b>Exterior:</b>   | Stone, Stucco, Wood Frame                                                      | <b>Zoning:</b>    | M-C2 d187 |
| <b>Foundation:</b> | -                                                                              | <b>Utilities:</b> | -         |
| <b>Features:</b>   | Breakfast Bar, Ceiling Fan(s), Double Vanity, High Ceilings, Walk-In Closet(s) |                   |           |

**Inclusions:** Drapery & rods- Bedrooms, All Fobs & Keys

This isn't your standard condo - its a home that feels expansive, bright, and thoughtfully designed. With over 1,230 sf, this condo offers not one but TWO balconies, TWO titled parking stalls, TWO storage lockers, TWO bedrooms, & TWO full bathrooms, the sense of space and function that is hard to beat. The layout offers real breathing room: a living room warmed by a gas fireplace, a dining area that easily fits a full table, and a kitchen with more counters and cabinetry than you'd expect in a condo, plus a breakfast bar with seating for your morning coffee crew. The primary suite is tucked away for privacy, with its own balcony, a walk-in closet the size of a small room, and a sprawling ensuite with dual vanities. The second bedroom isn't an afterthought, with another large walk-in closet and easy access to the second bathroom. Hardwood floors, in-suite laundry, and abundant storage add everyday practicality, while the sun-drenched courtyard views bring a daily dose of calm. Take advantage of the complimentary bike storage and car-wash bay, located in the underground heated parkade, where you'll find the side-by-side parking stalls. Outside your door, you're steps from the Elbow River pathways, the restaurants and cafes of Mission, and a quick walk to groceries or downtown to the office. Erlton is loved for being central yet tucked away, and this home captures that balance perfectly: spacious, private, and connected to everything you need. Pet friendly building with board approval! Book your showing today!