

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

MLS® #A2195565

## \$425,000

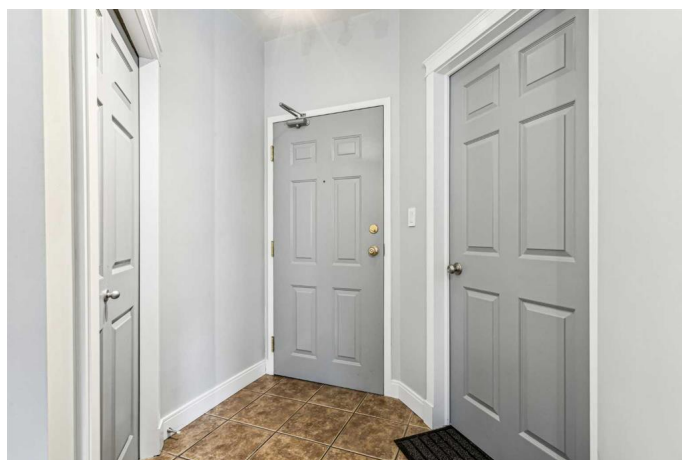
2 Bedroom, 2.00 Bathroom, 1,094 sqft  
Residential on 0.00 Acres

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
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Construction Stone, Stucco

### **Additional Information**

Date Listed February 19th, 2025

Days on Market 47

Zoning M-C2

### **Listing Details**

Listing Office Royal LePage Benchmark

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