

\$549,900 - 504, 2422 Erlton Street Sw, Calgary

MLS® #A2086488

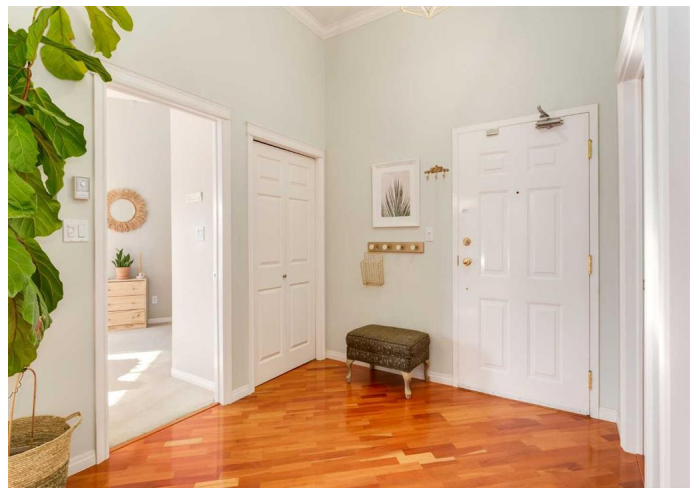
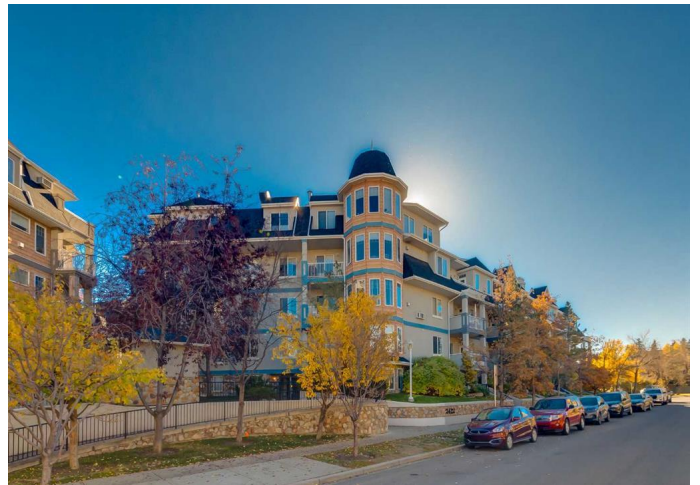
\$549,900

2 Bedroom, 3.00 Bathroom, 1,674 sqft

Residential on 0.00 Acres

Erlton, Calgary, Alberta

Luxurious penthouse with 3 balconies, 2 bedrooms, 2.5 bathrooms, 2 underground parking stalls and exquisite views! The popular complex of Waterford offers beautiful curb appeal, wonderful amenities and a prime inner-city location. Soaring vaulted ceilings, engineered hardwood flooring, designer lighting and abundant natural light come together to create a bright, airy and welcoming first impression. With over 1,670 sq. ft., this is one of the largest units in the complex! Being a corner/end unit allows for extra windows and both courtyard and downtown views plus no neighbours above for a quiet sanctuary away from the hustle and bustle. Flanked by windows the fireplace invites cool weather evenings gathered in the living room. Enjoy the warm climate on the first of three balconies, encouraging casual barbeques and an easy indoor/outdoor lifestyle that is enhanced by the breathtaking views. A large dining room with a wood pattern feature wall, funky lighting, grand ceilings and clear sightlines invites both elaborate and intimate entertaining. The gourmet chef's kitchen inspires culinary adventures featuring granite countertops, a raised eating bar, stainless steel appliances and a plethora of crisp white cabinets. The stylish details continue into the powder room impressing your guests. Retreat at the end of the day to the primary bedroom with more than enough space for king-sized furniture. This lavish space is a true owner's escape thanks to the private



balcony, custom walk-in closet and private 5-piece ensuite boasting dual sinks, a deep soaker tub and a separate shower. The second bedroom is almost as luxurious with its own private balcony and walk-through closets that lead to a private ensuite. In-suite laundry, 2 titled underground parking stalls and a storage locker add to your comfort and convenience. Amenities in this sought-after complex are plentiful including underground visitor parking, a carwash bay with a vacuum and sprayer, a games room with a pool table and a banquet/boardroom. All this and a phenomenal location just steps to the LRT Station, extensive bike and walking paths, the Elbow River, Stampede Park, MNP Sports Centre and an off-leash park. Just a short walk to trendy 4th Street with numerous diverse shops, award-winning restaurants, quaint cafes and lively pubs. This unparalleled location has everything close at hand yet a serene landscape to come home to!

Built in 1998

Essential Information

MLS® #	A2086488
Price	\$549,900
Sold Price	\$560,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,674
Acres	0.00
Year Built	1998
Type	Residential
Sub-Type	Apartment
Style	Penthouse
Status	Sold

Community Information

Address	504, 2422 Erlton Street Sw
Subdivision	Erlton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 3B6

Amenities

Amenities	Car Wash, Elevator(s), Party Room, Secured Parking, Visitor Parking
Parking Spaces	2
Parking	Heated Garage, Parkade, Side By Side, Titled, Underground

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Open Floorplan, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	5
Basement	None

Exterior

Exterior Features	Courtyard
Lot Description	Views
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 11th, 2023
Date Sold	October 19th, 2023
Days on Market	8
Zoning	M-C2 d187

HOA Fees 0.00

Listing Details

Listing Office eXp Realty

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