

\$439,000 - 301, 2320 Erlton Street Sw, Calgary

MLS® #A2104891

\$439,000

2 Bedroom, 2.00 Bathroom, 924 sqft

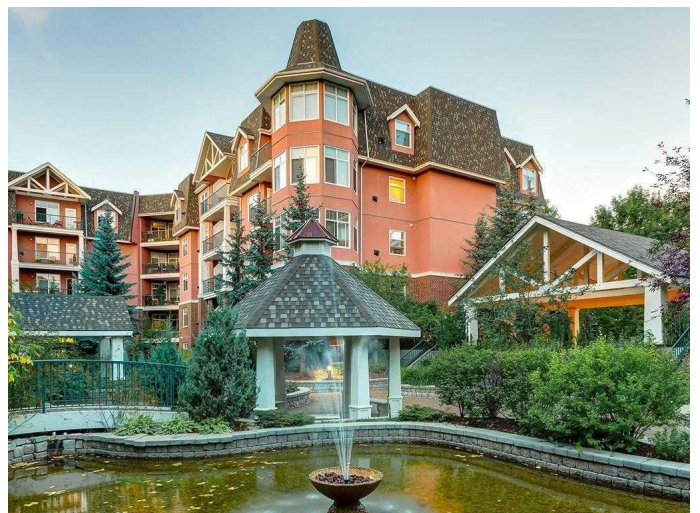
Residential on 0.00 Acres

Erlton, Calgary, Alberta

Welcome to this exquisite 2-bedroom, 2-bathroom apartment with TWO balconies (Yes! TWO – the only limited few units in the entire complex) in the highly sought-after Erlton Community. Nestled just outside the bustling downtown core, this prime location offers the perfect blend of urban convenience and serene living. Situated next to the MNP Sports Center, Stampede Park, Erlton C-train Station, Elbow River pathways, Lindsay Park, and the scenic Elbow River itself, you'll find yourself immersed in a world of recreational opportunities and natural beauty.

As you explore this meticulously maintained condo complex, you'll appreciate the tranquil ambiance of the private and secure courtyard. Lush trees, manicured shrubs, a picturesque pond, and a soothing water feature create a serene oasis right at your doorstep. With underground parking, featuring convenient amenities such as a car wash, bike storage, and compressed air, private locker, every aspect of your modern lifestyle has been considered.

The complex also boasts a well-appointed party room for your entertainment needs. Located on the 3rd floor, this unit features an open-concept floorplan with a modern kitchen, breakfast bar, plenty of cabinets and granite countertops. You then open up to a large living and dining space boasting high ceilings and a cozy gas fireplace. In-floor heating to keep your feet warm on the engineered hardwood floors that run through the main living area.



Moving down the hall you will find a large master bedroom with a walk-in closet and an en-suite bathroom. The second bedroom can also be used as a home office or guest bedroom. This unit also features in-suite laundry and a 3 piece second bathroom!. This apartment is not just a place to call home; it's a lifestyle. The Erlton Community is known for its convenience, natural beauty, and urban amenities, and this apartment embodies the very best of it all. Don't miss your chance to experience premium living in one of Calgary's most sought-after neighborhoods. Schedule your viewing today and make this elegant Erlton apartment your own.

Built in 1999

Essential Information

MLS® #	A2104891
Price	\$439,000
Sold Price	\$430,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	924
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	301, 2320 Erlton Street Sw
Subdivision	Erlton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 2V8

Amenities

Amenities	Bicycle Storage, Car Wash, Community Gardens, Elevator(s), Gazebo, Party Room, Recreation Room, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Parkade, Underground

Interior

Interior Features	Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	Courtyard, Garden, Lighting, Private Yard
Construction	Mixed

Additional Information

Date Listed	February 2nd, 2024
Date Sold	March 1st, 2024
Days on Market	28
Zoning	M-C2 d219
HOA Fees	0.00

Listing Details

Listing Office	Homecare Realty Ltd.
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