

\$449,900 - 307, 2422 Erlton Street Sw, Calgary

MLS® #A2122690

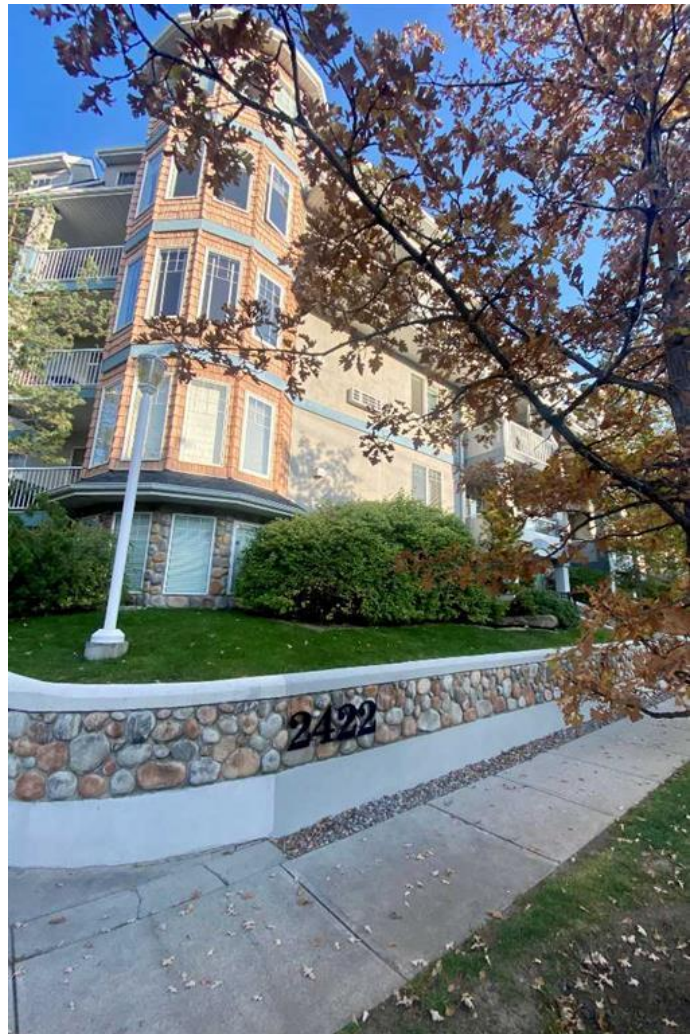
\$449,900

2 Bedroom, 2.00 Bathroom, 1,222 sqft

Residential on 0.00 Acres

Erlton, Calgary, Alberta

The Seller is Painting the Condo Cloud White in May. If you place an offer before May 10th you can choose your own color. Enjoy being the 2nd owner of this quiet former showroom condo with courtyard views. In the courtyard is a large raised gazebo that you can book for all your large entertaining events. Facing the inner courtyard, the plethora of trees creates an organic and quiet space to call home. This open concept condo features 9' ceilings with 2 well appointed bedrooms (both with Walkin closets). The master bedroom features a private balcony, in suite storage room, a 5-piece ensuite with his and her sinks. The second bedroom is on the opposite side of the unit. It also has a walk-in closet and is adjacent to a full 3-piece bathroom. The second balcony is just off the living room with private views of large mature trees to the east. The kitchen is light and bright and features exotic granite counter tops and features a corner pantry. The kitchen is great for entertaining with a raised eating bar that opens up to the dining and living room. The dining room can easily entertain 6-12 guests. The Livingroom is on the east wall of the condo and features a custom fireplace with a white mantle above and a blower fan. The unit comes with in suite laundry, a secured, titled and heated underground parking stall along with underground visitor parking. Wait there's more: Oak window shades & blinds throughout, new electronics, lighting dimmers, thermostat, & water leak detection system,



Garburator, two ceiling fans, Built-in AC, Building security cameras, FOB entry, Pet friendly, Car wash bay (wand and vacuum), Gazebo access, Optic Hi-speed Internet, Community Garden, Courtyard views and very thick foliage for balcony privacy. Now let's talk amenities: you have every store, restaurant, groceries and pubs along 4th street. Two of the best things about this area is the MNP Sports Complex (World Class) and the Elbow River for walks and cooling off in the summer heat. Transportation is a snap with rapid transit just 3 blocks away to the Light Rail Transit Station. From there you are a 3-minute ride to Calgary's largest and most popular shopping mall (Chinook Center). Come view your new condo today.

Built in 1998

Essential Information

MLS® #	A2122690
Price	\$449,900
Sold Price	\$440,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,222
Acres	0.00
Year Built	1998
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	307, 2422 Erlton Street Sw
Subdivision	Erlton
City	Calgary
County	Calgary

Province Alberta
Postal Code T2S 3B6

Amenities

Amenities Elevator(s), Gazebo, Parking
Trash, Visitor Parking

Parking Spaces 1

Parking Heated Garage, Parkade, Se

Interior

Interior Features Bar, Breakfast Bar, Ceiling Fan(s), Closet Organizers, Elevator, Granite
Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home,
Open Floorplan, Pantry, Smart Home, Soaking Tub, Storage, Track
Lighting, Vinyl Windows

Appliances Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan,
Refrigerator, Washer/Dryer Stacked, Window Coverings

Heating Baseboard, Fireplace Insert, Hot Water, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Blower Fan, Gas, Glass Doors, Insert, Living Room, Mantle, Zero
Clearance

of Stories 5

Exterior

Exterior Features Courtyard

Roof Asphalt Shingle

Construction Stone, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 12th, 2024

Date Sold June 3rd, 2024

Days on Market 52

Zoning M-C2 d187

HOA Fees 0.00

Listing Details

Listing Office RE/MAX Realty Professionals

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