

# \$439,900 - 211, 2320 Erlton Street Sw, Calgary

MLS® #A2130219

**\$439,900**

2 Bedroom, 2.00 Bathroom, 1,080 sqft

Residential on 0.00 Acres

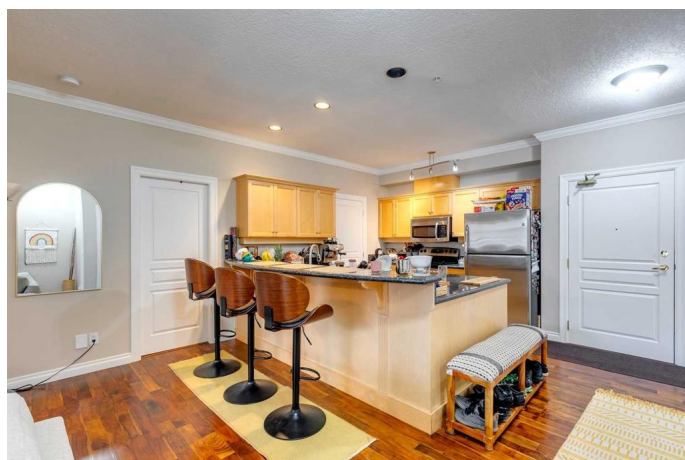
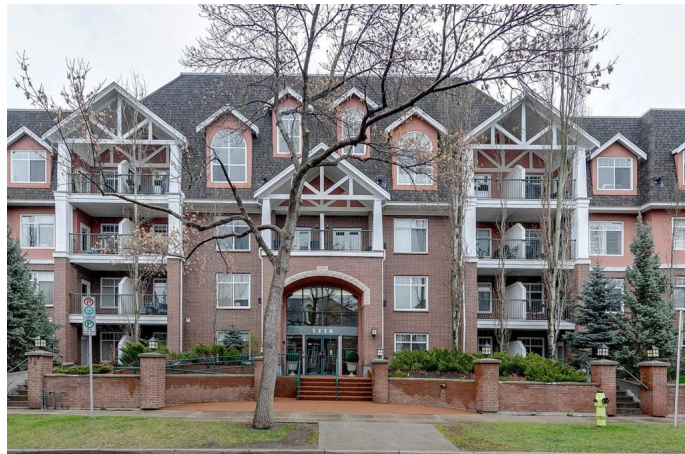
Erlton, Calgary, Alberta

Spacious 2 bedroom 2 bathroom condo in popular Rivergrand Estates in excellent walkable location with the MNP Sports Center, Stampede Park, C Train, Pathway system + more. Excellent layout with two spacious bedrooms privately separated with the open living space of kitchen, dining + living room. Primary has walk through closet + ensuite bath. Living room with corner fireplace + access to spacious deck where you can enjoy the quiet street views. Kitchen is roomy with ample cabinet + counter space, breakfast bar + stainless steel appliances. Hardwood flooring in the living room, dining room + kitchen + neutral carpets in the bedrooms. Titled Underground parking + assigned storage come with this unit. The complex is quiet, well run + pet friendly. Amenities such as party room, car wash, bike storage, + lots of parking available for visitors are added pluses to living in this fantastic condominium.

Built in 1999

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2130219  |
| Price          | \$439,900 |
| Sold Price     | \$435,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,080     |



|            |               |
|------------|---------------|
| Acres      | 0.00          |
| Year Built | 1999          |
| Type       | Residential   |
| Sub-Type   | Apartment     |
| Style      | Low-Rise(1-4) |
| Status     | Sold          |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 211, 2320 Erlton Street Sw |
| Subdivision | Erlton                     |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2S 2V8                    |

### Amenities

|                |                                                        |
|----------------|--------------------------------------------------------|
| Amenities      | Bicycle Storage, Car Wash, Party Room, Visitor Parking |
| Parking Spaces | 1                                                      |
| Parking        | Titled, Underground                                    |

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, High Ceilings, Open Floorplan                                                           |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | In Floor, Natural Gas                                                                                     |
| Cooling           | None                                                                                                      |
| Fireplace         | Yes                                                                                                       |
| # of Fireplaces   | 1                                                                                                         |
| Fireplaces        | Gas                                                                                                       |
| # of Stories      | 4                                                                                                         |

### Exterior

|                   |                   |
|-------------------|-------------------|
| Exterior Features | Balcony           |
| Construction      | Brick, Wood Frame |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 8th, 2024  |
| Date Sold      | June 4th, 2024 |
| Days on Market | 27             |

|          |           |
|----------|-----------|
| Zoning   | M-C2 d219 |
| HOA Fees | 0.00      |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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