

\$425,000 - 102, 2422 Erlton Street Sw, Calgary

MLS® #A2153135

\$425,000

2 Bedroom, 3.00 Bathroom, 1,285 sqft

Residential on 0.00 Acres

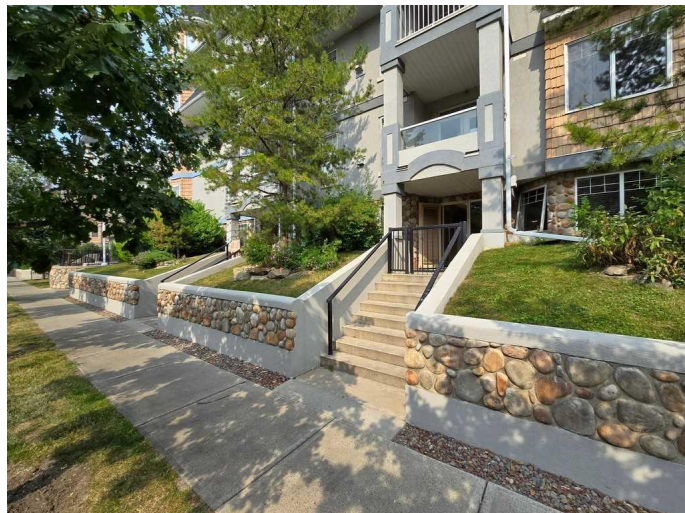
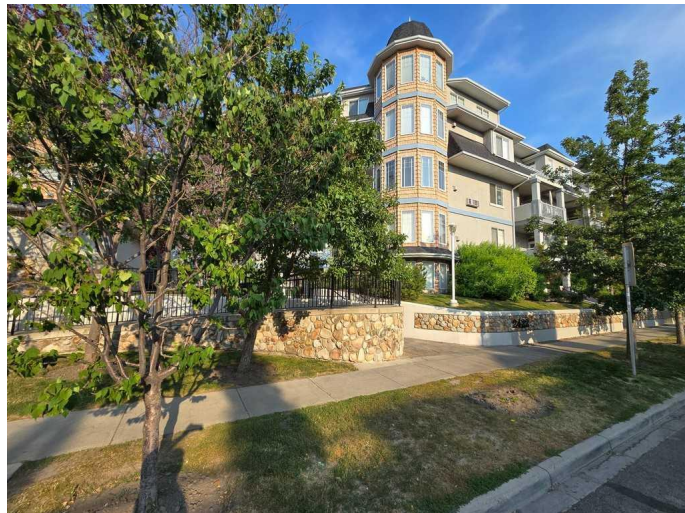
Erlton, Calgary, Alberta

Welcome to luxury uptown-city living in this rare 2-storey townhouse-style condo, nestled in the prestigious Waterford complex of Erlton. Situated on a serene tree-lined street, this home is just steps away from the Elbow River pathways and parkland, offering the perfect blend of tranquility and convenience. Enjoy the vibrant Mission shops and restaurants, or take a leisurely walk or bike ride to downtown. The nearby LRT provides easy access to explore the city and beyond.

This exquisite 2-bedroom, 2.5-bathroom suite features a private entrance on the main level, leading to a spacious garden-level patio with a BBQ gas hookup and west-facing sunshine. The upper balcony off the primary bedroom offers stunning views and a peaceful retreat. Inside, you'll find numerous upgrades, including engineered hardwood flooring, white kitchen cabinets with granite countertops, and ceramic tile in the kitchen and bathrooms. Additional features include phantom screen doors, a stone-clad gas fireplace, and 9 ft ceilings upstairs.

The Living room enjoys sunshine filtered through the trees just outside the large west-facing windows. There is proper dining space with room for a full dining table and chairs, as well as half bath tucked away by back entrance.

The upstairs bedrooms are generously sized



and feature walk-in and walk-through closets. The primary bedroom has a full ensuite bath. There is a third suite entrance on the upper level, perfect for roommates, shift workers, or home office workers who need a quiet entrance without disturbing the rest of the household. The large Second Bedroom is bright and sunny and is has a full 4 piece bath adjacent.

The in-suite laundry room comes equipped with a stand-up freezer and stacked laundry machines. There is also shelving in the laundry room Plus there is a very large pantry room as well. For even more storage, check out the understairs storage room and the parkade storage locker. This exclusive townhome unit offers both a private streetside entrance and two suite entrances to the condo common area, one on each level. The underground parkade includes a car wash bay and visitor parking, with the titled parking stall (#108) featuring a storage locker in front of it.

The Waterford offers a rec room common area, extensive gardens, and peaceful courtyard areas. Located in a quiet inner-city neighborhood, this home boasts an incredible walk score with close proximity to the LRT, MNP Rec Centre, Saddledome & Stampede grounds, and the extensive Elbow River trail system. Enjoy the convenience of nearby 4th Street restaurants, bars, shops, and grocery stores, with a quick drive to downtown and main arteries for easy access to the city and beyond. Quick summer possession is available.

This home truly has it all!

Built in 1998

Essential Information

MLS® #	A2153135
Price	\$425,000
Sold Price	\$405,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,285
Acres	0.00
Year Built	1998
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	102, 2422 Erlton Street Sw
Subdivision	Erlton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 3B6

Amenities

Amenities	Car Wash, Clubhouse, Elevator(s), Parking, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Guest, Heated Garage, Parkade, Titled, Underground

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, High Ceilings, Open Floorplan, Pantry, Separate Entrance, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Freezer
Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone

# of Stories	5
Basement	None

Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard
Lot Description	Fruit Trees/Shrub(s), Landscaped, Private
Roof	Asphalt Shingle
Construction	Mixed, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	July 27th, 2024
Date Sold	September 13th, 2024
Days on Market	48
Zoning	M-C2 d187
HOA Fees	0.00

Listing Details

Listing Office	2% Realty
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