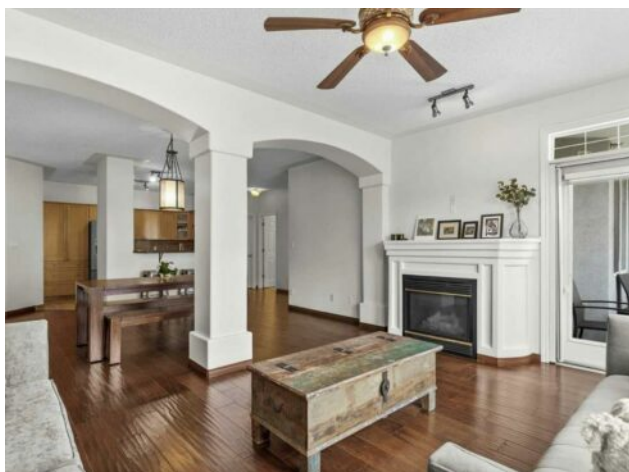


**408, 2422 Erlton Street SW**  
**Calgary, Alberta**

**MLS # A2249660**



**\$469,900**

<b>Division:</b>	Erlton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,238 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Insulated, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Hot Water

**Floors:** Carpet, Hardwood

**Roof:** Asphalt Shingle

**Basement:** -

**Exterior:** Stone, Stucco, Wood Frame

**Foundation:** -

**Features:** Breakfast Bar, Ceiling Fan(s), Double Vanity, High Ceilings, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 815

**LLD:** -

**Zoning:** M-C2 d187

**Utilities:** -

**Inclusions:** Drapery & rods- Bedrooms, All Fobs & Keys

This isn't your standard condo - its a home that feels expansive, bright, and thoughtfully designed. With over 1,230 sf, this condo offers not one but TWO balconies, TWO titled parking stalls, TWO storage lockers, TWO bedrooms, & TWO full bathrooms, the sense of space and function that is hard to beat. The layout offers real breathing room: a living room warmed by a gas fireplace, a dining area that easily fits a full table, and a kitchen with more counters and cabinetry than you'd expect in a condo, plus a breakfast bar with seating for your morning coffee crew. The primary suite is tucked away for privacy, with its own balcony, a walk-in closet the size of a small room, and a sprawling ensuite with dual vanities. The second bedroom isn't an afterthought, with another large walk-in closet and easy access to the second bathroom. Hardwood floors, in-suite laundry, and abundant storage add everyday practicality, while the sun-drenched courtyard views bring a daily dose of calm. Take advantage of the complimentary bike storage and car-wash bay, located in the underground heated parkade, where you'll find the side-by-side parking stalls. Outside your door, you're steps from the Elbow River pathways, the restaurants and cafes of Mission, and a quick walk to groceries or downtown to the office. Erlton is loved for being central yet tucked away, and this home captures that balance perfectly: spacious, private, and connected to everything you need. Pet friendly building with board approval! Book your showing today!