

# \$615,000 - 101, 2422 Erlton Street Sw, Calgary

MLS® #A2267805

**\$615,000**

2 Bedroom, 3.00 Bathroom, 1,680 sqft

Residential on 0.00 Acres

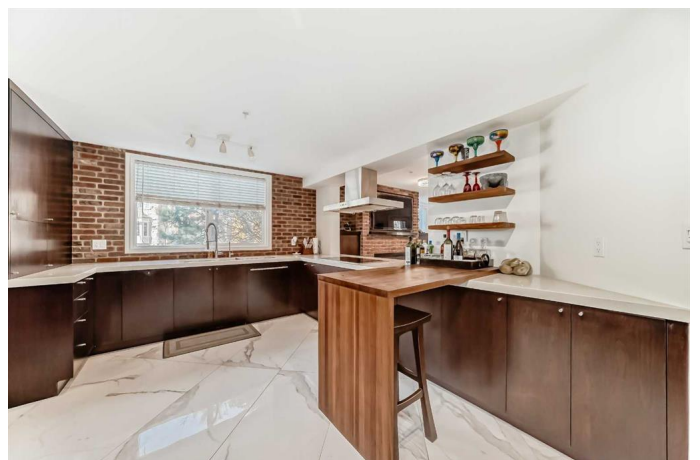
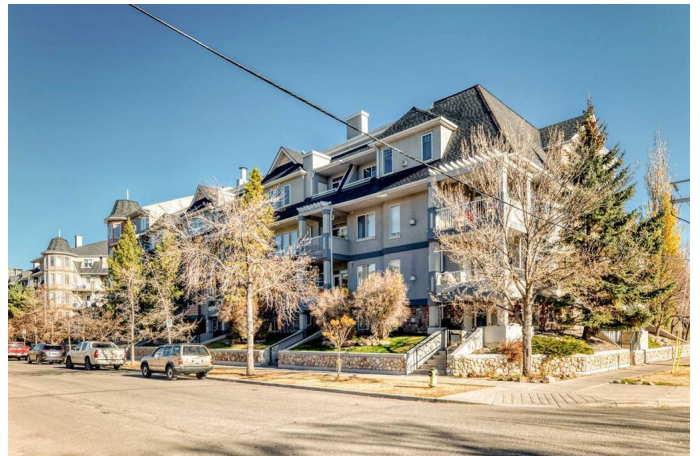
Erlton, Calgary, Alberta

Stunning 2-Bedroom + Den Condo in the Highly Sought-After Erlton Neighbourhood Nestled in one of Calgary's most desirable communities, this remarkable 2-bedroom plus den residence offers over 1,600 sq. ft. of beautifully designed living space within a premier complex.

Step inside and be immediately impressed by the unique open-concept layout and chef-inspired kitchen, featuring abundant custom cabinetry, a built-in wall oven, an induction cooktop, and a seamlessly integrated refrigerator for a sleek, modern finish. The spacious dining area flows effortlessly into the expansive living room, where a cozy gas fireplace and an array of large windows create a warm, light-filled ambiance.

Elegant tile flooring extends throughout the home, complementing the thoughtful design and providing a touch of sophistication in every room. The primary suite offers a luxurious 5-piece ensuite, while the second bedroom enjoys its own private 3-piece bath, perfect for guests or family. A dedicated den provides the ideal space for a home office or reading nook.

Enjoy the convenience of dual access points—one through the building's interior hallway and another via a private exterior entrance just steps from the river. The property also includes two titled underground parking stalls, adding exceptional value and ease of living.



Ideally located near the Elbow River pathways, the shops and restaurants of 4th Street, the Saddledome, and downtown Calgary, this home offers the perfect blend of luxury, lifestyle, and location.

Built in 1998

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2267805          |
| Price          | \$615,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 3.00              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,680             |
| Acres          | 0.00              |
| Year Built     | 1998              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 101, 2422 Erlton Street Sw |
| Subdivision | Erlton                     |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2Z 3B6                    |

### Amenities

|                |                                        |
|----------------|----------------------------------------|
| Amenities      | Car Wash, Elevator(s), Parking, Gazebo |
| Parking Spaces | 2                                      |
| Parking        | Off Street, Parkade, Underground       |

### Interior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Interior Features | Closet Organizers, Separate Entrance, Walk-In Closet(s)              |
| Appliances        | Built-In Oven, Built-In Refrigerator, Dishwasher, Induction Cooktop, |

|                 |                                            |
|-----------------|--------------------------------------------|
|                 | Range Hood, Washer/Dryer, Window Coverings |
| Heating         | Baseboard                                  |
| Cooling         | None                                       |
| Fireplace       | Yes                                        |
| # of Fireplaces | 1                                          |
| Fireplaces      | Gas                                        |
| # of Stories    | 5                                          |

## Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Private Entrance          |
| Construction      | Stone, Stucco, Wood Frame |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 30th, 2025 |
| Days on Market | 4                  |
| Zoning         | M-C2 d187          |

## Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Boutique Real Estate Group Inc. |
|----------------|---------------------------------|

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