

103, 2422 Erlton Street SW
Calgary, Alberta

MLS # A2289321



\$440,000

Division:	Erlton		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,196 sq.ft.	Age:	1998 (28 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Enclosed, Gated, Parkade, Paved, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Ceiling, Hot Water	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 859
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C2 d187
Foundation:	-	Utilities:	-
Features:	Closet Organizers, No Smoking Home, Pantry, Quartz Counters, Storage, Vinyl Windows		

Inclusions: N/A

Rare opportunity to own a spacious two-storey condo offering nearly 1,200 sq ft of beautifully updated living space in the highly sought-after inner-city community of Erlton. This unique home features 2 bedrooms, 2.5 bathrooms, and three separate entrances, providing exceptional flexibility, privacy, and townhouse-like convenience. The main floor offers two access points — one from the exterior and one from the building hallway — while a third private entrance is located on the upper level. Inside, you’ll find a bright, open layout with brand new vinyl plank flooring (2025) throughout, modern lighting fixtures, and elegant quartz countertops. The main level features 8-foot ceilings, while the upper level impresses with 9-foot ceilings, creating an airy and spacious feel. Upstairs, you’ll find a large primary bedrooms with a walk in closet, ensuite bathroom and your own private West facing balcony to enjoy sunsets in the evening. Additional highlights include: • Titled underground parking • Secure parkade with car wash and cleaning station • Updated building with a new roof • Convenient ground-floor access • Rare two-storey configuration within a condominium setting Located just minutes from downtown, the Elbow River pathways, transit, parks, and shopping, Erlton offers the perfect blend of urban convenience and quiet residential charm. Ideal for professionals, small families, or investors seeking a distinctive inner-city property with townhouse-style living.