

# \$469,900 - 408, 2422 Erlton Street Sw, Calgary

MLS® #A2249660

**\$469,900**

2 Bedroom, 2.00 Bathroom, 1,238 sqft

Residential on 0.00 Acres

Erlton, Calgary, Alberta

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!

Built in 1998

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2249660          |
| Price          | \$469,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,238             |
| Acres          | 0.00              |
| Year Built     | 1998              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 408, 2422 Erlton Street Sw |
| Subdivision | Erlton                     |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2S 3B6                    |

### Amenities

|                |                                                |
|----------------|------------------------------------------------|
| Amenities      | Elevator(s), Car Wash                          |
| Parking Spaces | 2                                              |
| Parking        | Heated Garage, Insulated, Underground, Parkade |

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Double Vanity, High Ceilings, Walk-In Closet(s)                            |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard, Hot Water                                                                                      |
| Cooling           | None                                                                                                      |
| Fireplace         | Yes                                                                                                       |

|                 |     |
|-----------------|-----|
| # of Fireplaces | 1   |
| Fireplaces      | Gas |
| # of Stories    | 5   |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | None                      |
| Roof              | Asphalt Shingle           |
| Construction      | Stone, Stucco, Wood Frame |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 19th, 2025 |
| Days on Market | 18                |
| Zoning         | M-C2 d187         |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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