

# \$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 1,200 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, Parkade, Underground

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Double Vanity, High Ceilings, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Garburator
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
Zoning	M-C2 d187

### Listing Details

Listing Office	Real Broker
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