

\$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

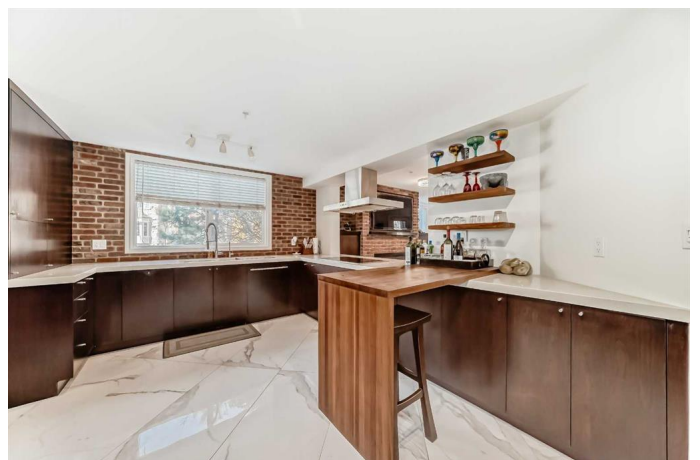
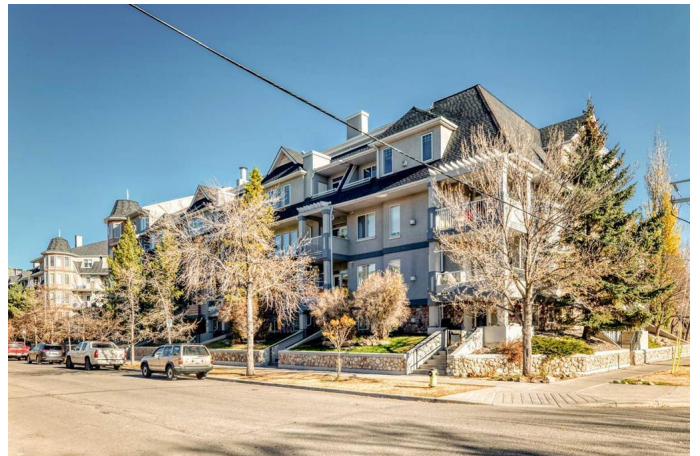
Erlton, Calgary, Alberta

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), Gazebo, Parking
Parking Spaces	2
Parking	Off Street, Parkade, Underground

Interior

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

	Washer/Dryer, Window Coverings, Built-In Refrigerator
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.
----------------	---------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.