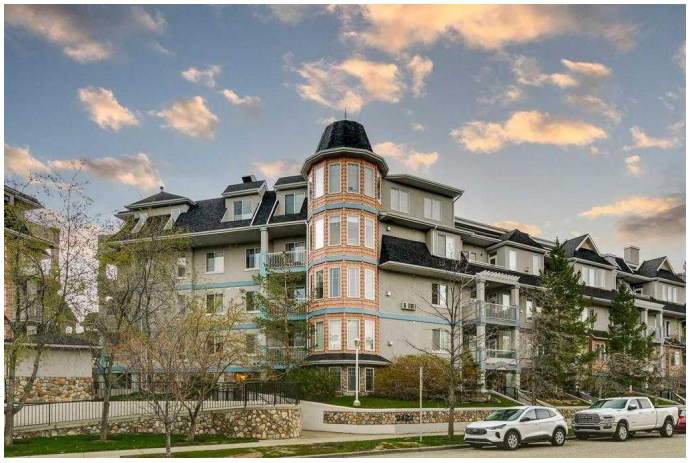
$453,000 - 404, 2422 Erlton Street Sw, Calgary

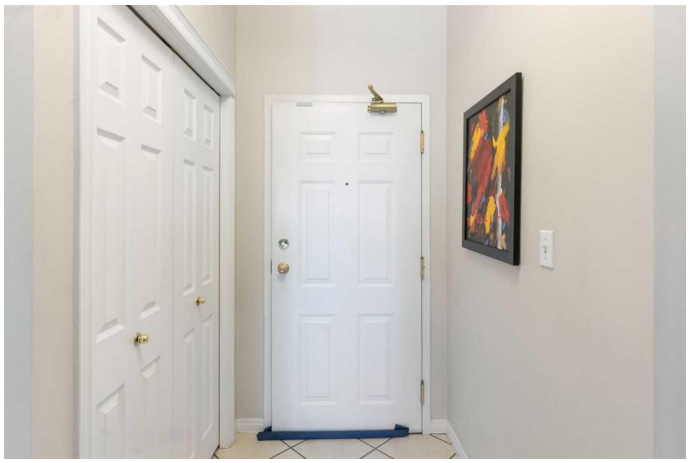
MLS® #A2256650

$453,000

2 Bedroom, 2.00 Bathroom, 1,230 sqft
Residential on 0.00 Acres

Erlton, Calgary, Alberta





Welcome to a home that truly stands out in the heart of Erlton. Offering over 1,200 square feet of well-designed living space, this condo brings together comfort, convenience, and a layout that feels more like a house than a typical apartment. With two bedrooms, two full bathrooms, two private balconies, and a titled parking stall, this property checks all the right boxes for both everyday living and entertaining. The thoughtful floor plan provides distinct, functional spaces. A spacious living room, anchored by a cozy gas fireplace, flows easily into a dining area large enough to host family dinners or weekend brunches with friends. The kitchen is a pleasant surpriseâ€”it delivers an abundance of cabinetry, generous counter space, and a raised breakfast bar thatâ€™s perfect for quick meals or casual conversations over coffee. The primary suite is a true retreat, tucked privately away with its own balcony to enjoy fresh air and morning light. A large walk-in closet keeps everything organized, while the ensuite bathroom offers dual vanities and a tub/shower combination for added ease. The second bedroom is equally inviting, with another walk-in closet and convenient access to the second full bathroom. Laminate flooring, in-suite laundry, and a dedicated storage room off one balcony add practical touches youâ€™ll appreciate daily. Beyond your suite, this well-managed building offers thoughtful extras including complimentary bike storage and a handy car wash bay in the heated underground parkade.

Your side-by-side parking stalls make coming and going effortless. The location is simply idealâ€”steps to the Elbow River pathways, just around the corner from Missionâ€™s vibrant restaurants and cafÃ©s, and only a short stroll to groceries or the downtown core. Erlton is beloved for its blend of central convenience and quiet residential feel, and this home captures that balance beautifully. If youâ€™re looking for a space that offers room to breathe, modern functionality, and unbeatable access to the best of Calgary, this condo is the one to see. Pet-friendly with board approval. Letâ€™s get your showing booked today!

Built in 1998

Essential Information

MLS® #	A2256650
Price	$453,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,230
Acres	0.00
Year Built	1998
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	404, 2422 Erlton Street Sw
Subdivision	Erlton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 3B6

Amenities

Amenities	Clubhouse, Parking, Storage, Bicycle Storage, Car Wash
Parking Spaces	1
Parking	Parkade, Stall, Titled, Underground

Interior

Interior Features	Breakfast Bar, Double Vanity, High Ceilings, Laminate Counters, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	5

Exterior

Exterior Features	Balcony
Construction	Brick, Stucco, Wood Frame

Additional Information

Date Listed	September 12th, 2025
Days on Market	37
Zoning	M-C2 d187

Listing Details

Listing Office	Royal LePage Benchmark

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