



## 2422 Erlton Street Calgary Alberta

\$474,900

OPEN HOUSE FRIDAY OCTOBER 6TH FROM 3:00PM - 5:30PM. Welcome to your new home. This open concept condo features 9' ceilings with 2 extra-large bedrooms (both with Walkin closets), a 4-piece ensuite, a 3-piece main bath and two balconies with private views of large mature trees to the east. The kitchen is light and bright and features granite counter tops and a corner pantry. The kitchen opens up to the dining and living room and features a breakfast bar which is great for entertaining. There is a full dining room to entertain 6-12 guests during the holiday seasons. The Livingroom is on the east wall of the condo and the custom fireplace offers a lovely white mantle with a zero-clearance gas fireplace. The second balcony is just off the living room and is a great outdoors space for hosting during the summer months as it features a Gas BBQ line. The bedrooms are on opposite sides of the condo which is the best layout option. The master retreat features a spa bathroom, Walkin closet and its own private balcony. The condo is located on the 3rd floor and is complete with an in-unit laundry, a titled-heated underground secured parking stall along with underground visitor parking. Let's talk amenities: you have every store, restaurant, groceries and pubs along 4th street. All within 4-7 blocks. Two of the best things about this area is the MNP Sports Complex (World Class) and the Elbow River for walks and cooling off in the summer heat. Transportation is a snap with rapid transit just a 3 block walk to the Light Rail Transit Station. From there you are a 3-minute ride to Calgary's largest and most popular shopping mall (Chinook Center). Come view your new home today. (id:6769)

Primary Bedroom 20.67 Ft x 10.67 Ft

4pc Bathroom 8.75 Ft x 8.17 Ft

Bedroom 17.42 Ft x 10.67 Ft

3pc Bathroom 8.00 Ft x 6.00 Ft

Other 12.00 Ft x 11.67 Ft

Dining room 15.75 Ft x 10.33 Ft

Living room 15.75 Ft x 11.00 Ft

Laundry room 9.75 Ft x 5.17 Ft

Storage 6.00 Ft x 2.33 Ft

Other 8.00 Ft x 7.83 Ft

Other 8.00 Ft x 7.83 Ft

Listing Presented By:



Originally Listed by:

RE/MAX REALTY PROFESSIONALS

<http://www.6foot8realestate.com/>



**See**

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca