



## 2422 Erlton Street Calgary Alberta

\$425,000

Welcome to luxury uptown-city living in this rare 2-storey townhouse-style condo, nestled in the prestigious Waterford complex of Erlton. Situated on a serene tree-lined street, this home is just steps away from the Elbow River pathways and parkland, offering the perfect blend of tranquility and convenience. Enjoy the vibrant Mission shops and restaurants, or take a leisurely walk or bike ride to downtown. The nearby LRT provides easy access to explore the city and beyond. This exquisite 2-bedroom, 2.5-bathroom suite features a private entrance on the main level, leading to a spacious garden-level patio with a BBQ gas hookup and west-facing sunshine. The upper balcony off the primary bedroom offers stunning views and a peaceful retreat. Inside, you'll find numerous upgrades, including engineered hardwood flooring, white kitchen cabinets with granite countertops, and ceramic tile in the kitchen and bathrooms. Additional features include phantom screen doors, a stone-clad gas fireplace, and 9 ft ceilings upstairs. The Living room enjoys sunshine filtered through the trees just outside the large west-facing windows. There is proper dining space with room for a full dining table and chairs, as well as half bath tucked away by back entrance. The upstairs bedrooms are generously sized and feature walk-in and walk-through closets. The primary bedroom has a full ensuite bath. There is a third suite entrance on the upper level, perfect for roommates, shift workers, or home office workers who need a quiet entrance without disturbing the rest of the household. The large Second Bedroom is bright and sunny and is has a full 4 piece bath adjacent. The in-suite laundry room comes equipped with a stand-up freezer and stacked laundry machines. There is also shelving in the laundry room Plus there is a very large pantry room as well. For even more storage, check out the understairs stor...

Primary Bedroom 6.08 M x 3.16 M

3pc Bathroom 2.28 M x 1.79 M

Bedroom 5.63 M x 3.20 M

Other 1.40 M x 1.36 M

4pc Bathroom 1.80 M x 2.71 M

2pc Bathroom 1.30 M x 1.48 M

Other 2.07 M x 2.33 M

Pantry 1.44 M x 1.04 M

Laundry room 1.90 M x 1.51 M

Other 3.24 M x 3.23 M

Dining room 2.25 M x 2.62 M

Living room 3.47 M x 4.89 M

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

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Storage 1.85 M x 1.63 M

Other 2.03 M x 2.04 M