

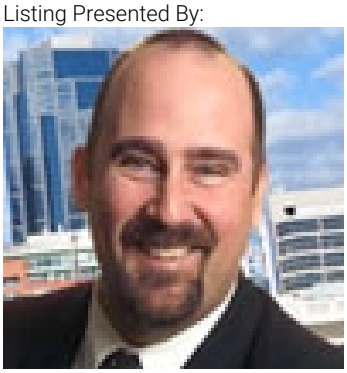
2422 Erlton Street Calgary Alberta

$385,000

Back on the market with fresh, stylish upgrades! Rarely do homes with this unique 2-storey layout become available in coveted Erlton. Offering nearly 1200 sf. of light-filled space across two levels, this 2-bedroom, 2.5-bathroom residence combines townhouse-style independent living with complete condo peace of mind.Enjoy unprecedented convenience with three separate entrances, including private ground-level access right off your west-facing front patio - ideal for entertaining and pet owners. Inside, the freshly updated main level showcases updated kitchen cabinets, sleek quartz counters, new vinyl plank flooring (2025), and modern lighting. The open-concept living area centers around a refreshed natural gas fireplace, while a dedicated laundry room offers a pantry and ample additional storage.Upstairs, 9-foot ceilings enhance the open atmosphere. The spacious primary suite features a walk-through closet, full ensuite, and a private west-facing balcony perfect for catching evening sunsets. Meticulously maintained, every room - from the main living area to the primary bedroom and main bathroom - exhibits a wonderfully open and bright atmosphere.Complete with titled underground parking, a secure parkade with a car wash bay, and a well-maintained building (new roof!). Walkable to the Elbow River pathways, Repsol Centre/MNP Community Sport Centre, Stampede Park, LRT, and downtown. (id:6769)

Primary Bedroom 10.25 Ft x 19.83 Ft
3pc Bathroom 7.83 Ft x 5.83 Ft
Bedroom 10.42 Ft x 18.58 Ft
4pc Bathroom 6.25 Ft x 8.83 Ft
Living room 13.58 Ft x 17.92 Ft
Dining room 7.42 Ft x 8.83 Ft
Kitchen 10.67 Ft x 8.83 Ft
2pc Bathroom 4.25 Ft x 4.83 Ft
Laundry room 6.75 Ft x 8.67 Ft

Listing Presented By:



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