103 2422 Erlton Street SW

Calgary | Active | MLS® A2356598

$385,000









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**1998**	**1,158 sq. ft.**

Your next move starts with a conversation.

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Listed by Royal LePage Benchmark

A closer look

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.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2356598
Bedrooms	2
Bathrooms	3
Year Built	1998
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Multi Level Unit

Total Living Area:	1,158 sq. ft.
Main Level Finished Area:	550 sq. ft.
Upper Level Finished Area:	608 sq. ft.
Condo Fee:	$858.81
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Gas, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Security, Sewer, Snow Removal, Trash, Water
Front Exposure:	West
Unit Exposure:	West
Floor Location:	Ground
Entry Level:	1
Stories Total:	5
Levels:	Multi Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	1998 (Age: 28)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	9813678
Heating:	Baseboard, Fireplace(s), Hot Water
New Constr.:	No
Construction Material:	Stone, Stucco, Wood Frame
Structure Type:	High Rise (5+ stories)

Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas, Living Room
Garage:	No
Parking:	Stall, Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Main Level
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Waterford of Erlton
Community:	Erlton
Amenities:	Car Wash, Elevator(s), Parking
Appliances:	Dishwasher, Dryer, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required, Pets Allowed
Pets Allowed:	Restrictions, Yes
Main Floor	Living Room · 17'11" × 13'7" ·
Main Floor	Dining Room · 8'10" × 7'5" ·
Main Floor	Kitchen · 10'8" × 8'10" ·
Main Floor	Laundry · 8'8" × 6'9" ·
2nd Floor	Bedroom - Primary · 19'10" × 10'3" ·

2nd Floor	Bedroom · 18'7" × 10'5" ·
Title to Land:	Fee Simple
Community Features:	Fishing, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	Balcony, BBQ gas line, Uncovered Courtyard
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C2
Listed Date:	Nov 04, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/103-2422-erlton-street-sw-calgary-a2356598/

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