



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2422 ERLTON Street #307, Calgary T2S 3B6**

MLS® #: **A2122690**

Area: **Erlton**

Listing Date: **04/12/24**

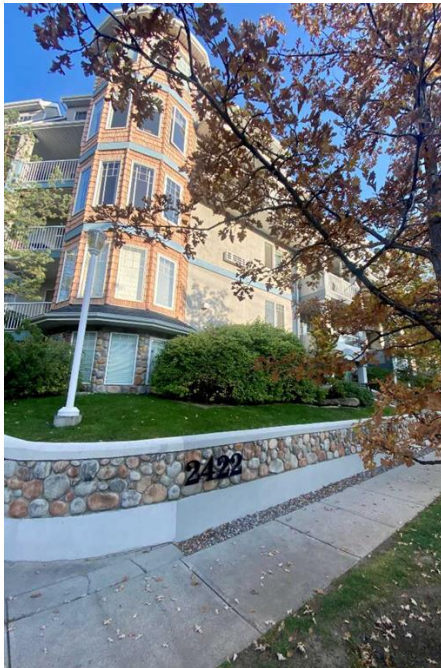
List Price: **\$449,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 03-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **1998**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,222**  
Low Sqft:  
Ttl Sqft: **1,222**

DOM

**37**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
Garage Sz: **1**

Access:

Lot Feat:

Park Feat: **Heated Garage,Parkade,Secured,Stall,Titled,Underground**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Baseboard,Fireplace Insert,Hot Water,Natural Gas**

Sewer:  
Ext Feat: **Courtyard**

Construction:

**Stone,Stucco,Wood Frame**

Flooring:

**Ceramic Tile,Laminate**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

Int Feat: **Dishwasher,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings Bar,Breakfast Bar,Ceiling Fan(s),Closet Organizers,Elevator,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,No Animal Home,Open Floorplan,Pantry,Smart Home,Soaking Tub,Storage,Track Lighting,Vinyl Windows**

Utilities:

# Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	20`8" x 10`8"	4pc Ensuite bath	Main	8`9" x 8`2"
Bedroom	Main	17`5" x 10`8"	3pc Bathroom	Main	8`0" x 6`0"
Kitchen With Eating Area	Main	12`0" x 11`8"	Dining Room	Main	15`9" x 10`4"
Living Room	Main	15`9" x 11`0"	Laundry	Main	9`9" x 5`2"
Storage	Main	6`0" x 2`4"	Balcony	Main	8`0" x 7`10"
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# Legal/Tax/Financial

Condo Fee: <b>\$748</b>	Title: <b>Fee Simple</b> Fee Freq: <b>Monthly</b>	Zoning: <b>M-C2 d187</b>
Legal Desc:	<b>9813678</b>	

# Remarks

Pub Rmks:	<p><b>The Seller is Painting the Condo Cloud White in May. If you place an offer before May 10th you can choose your own color. Enjoy being the 2nd owner of this quiet former showroom condo with courtyard views. In the courtyard is a large raised gazebo that you can book for all your large entertaining events. Facing the inner courtyard, the plethora of trees creates an organic and quiet space to call home. This open concept condo features 9' ceilings with 2 well appointed bedrooms (both with Walkin closets). The master bedroom features a private balcony, in suite storage room, a 5 -piece ensuite with his and her sinks. The second bedroom is on the opposite side of the unit. It also has a walk-in closet and is adjacent to a full 3-piece bathroom. The second balcony is just off the living room with private views of large mature trees to the east. The kitchen is light and bright and features exotic granite counter tops and features a corner pantry. The kitchen is great for entertaining with a raised eating bar that opens up to the dining and living room. The dining room can easily entertain 6-12 guests. The Livingroom is on the east wall of the condo and features a custom fireplace with a white mantle above and a blower fan. The unit comes with in suite laundry, a secured, titled and heated underground parking stall along with underground visitor parking. Wait there's more: Oak window shades &amp; blinds throughout, new electronics, lighting dimmers, thermostat, &amp; water leak detection system, Garburator, two ceiling fans, Built-in AC, Building security cameras, FOB entry, Pet friendly, Car wash bay (wand and vacuum), Gazebo access, Optic Hi-speed Internet, Community Garden, Courtyard views and very thick foliage for balcony privacy. Now let's talk amenities: you have every store, restaurant, groceries and pubs along 4th street. 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 3 blocks away 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 condo today.</b></p>
Inclusions:	<b>water leak detection system and emergency shut off value \$3500.</b>
Property Listed By:	<b>RE/MAX Realty Professionals</b>

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**









