

# \$347,500 - 112, 2320 Erlton Street Sw, Calgary

MLS® #A2212134

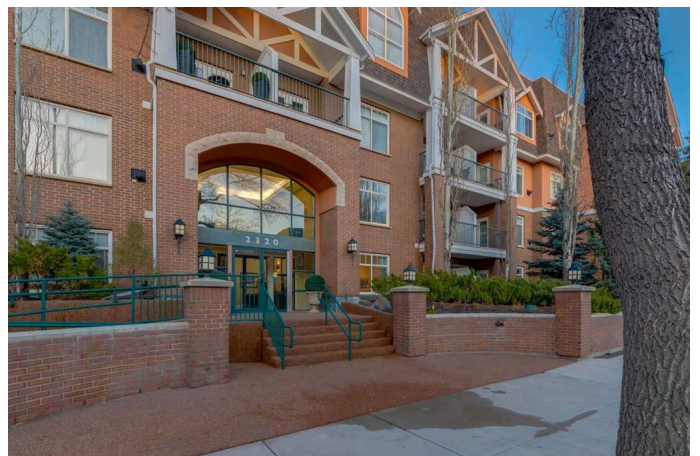
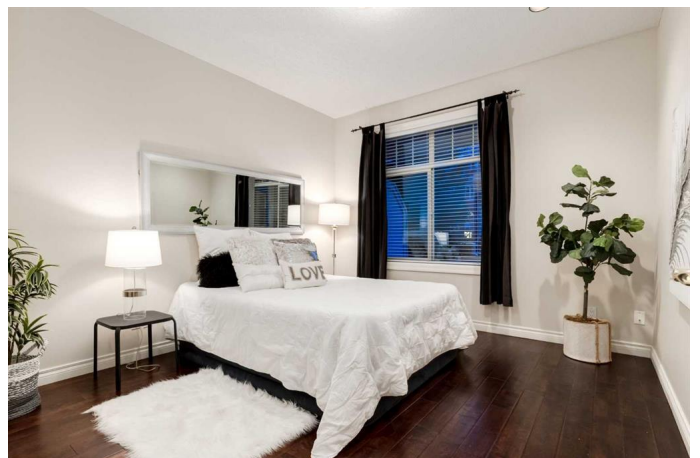
**\$347,500**

1 Bedroom, 1.00 Bathroom, 770 sqft

Residential on 0.00 Acres

Erlton, Calgary, Alberta

Fantastic find! "PRESTIGIOUS RIVER GRANDE ESTATES" - Trendy 770 sq ft, one bedroom, one bath condo with its own private door access from street level, in the highly sought after community of ERLTON, just steps from the LRT station, Saddledome, Elbow River, MNP center, and 4th Street SW shopping! This condo enjoys direct and convenient west facing access from the stunning treelined & quiet Erlton street! You and your guests can walk into your home thru the private west facing patio doors or thru the elegant foyer of the 2320 River Grande Estates doors. You're sure to be impressed as you step into the spacious open concept design which features, an expansive kitchen island, granite counters, Stainless Steel Appliances, and an abundance of cabinetry, creating the ideal space for everyday eating or entertaining. Beautiful hardwood flooring runs thru the large dining and living rooms which are complimented with a lovely gas corner fireplace for cozy winter days and ambience for entertaining. Generously sized Primary bedroom will accommodate a king size bed and several pieces of furniture with a walk-thru closet featuring built-ins in both his and her closets. 4 pc ensuite showcases granite counters, a soaker tub, separate freestanding glass shower and two doors, one a pocket door for the en-suite and one for guests. Laundry room is also a good size and features a front-loading washer & dryer as well as several upper cabinets for storage. SPECIAL



FEATURE: West facing patio off the living room showcases beautiful trees and shrubs, a gas-line for barbecuing or a fire table which is the perfect OUTDOOR OASIS. Listen to the birds, enjoy easy access to the walking paths along the river, or running over for a workout at the MNP Center or a glass of wine in the evening. Heated and secured TITLED UNDERGROUND PARKING and a large, assigned STORAGE LOCKER are included. ENJOY UPSCALE LIVING IN THIS SUPERIOR BUILDING which offers a High Level of SECURITY, A SPECTACULAR COUNTRYARD showcasing waterfalls, An Abundance of Trees & Shrubs, a GAZEBO, & Incredible Stonework as you walk into the Front Entrance. AMENITIES: Sophisticated living is enjoyed by all at the River Grande Estates with an Onsite Maintenance manager, Sunny and spacious Billiard Room, a Library, an Entertainment room , Bike Storage, 44 UNDERGROUND VISITOR PARKING SPOTS, 2 Car Washes, Elevators and an IMPRESSIVE RESERVE FUND!!All of this with unparalleled comfort and convenience creating INNER CITY LIVING at its best! Pets are allowed in this building with board approval. THIS INCLUDES - TWO PETS with ONE DOG up to 30pds. This is an exceptional property to call your new home! Schedule a viewing today and experience the perfect blend of style, comfort and location!

Built in 1999

### **Essential Information**

MLS® #	A2212134
Price	\$347,500
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	770

Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	112, 2320 Erlton Street Sw
Subdivision	Erlton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S2V8

### Amenities

Amenities	Bicycle Storage, Car Wash, Parking, Party Room, Recreation Room, Visitor Parking
Parking Spaces	1
Parking	Guest, Heated Garage, Stall, Titled

### Interior

Interior Features	Closet Organizers, Crown Molding, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	In Floor, Natural Gas
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
# of Stories	4

### Exterior

Exterior Features	Courtyard
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame

### Additional Information

Date Listed	April 23rd, 2025
Days on Market	7
Zoning	M-C2

### **Listing Details**

Listing Office	RE/MAX Realty Professionals
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