

112, 2320 Erlton Street SW  
Calgary, Alberta

MLS # A2212134



**\$347,500**

<b>Division:</b>	Erlton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	770 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Guest, Heated Garage, Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 502
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Crown Molding, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage		
<b>Inclusions:</b>	None		

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 30lbs. This is an exceptional property to call your new home! Schedule a viewing today and experience the perfect blend of style, comfort and location!