

\$485,000 - 105, 2320 Erlton Street Sw, Calgary

MLS® #A2271096

\$485,000

2 Bedroom, 2.00 Bathroom, 1,078 sqft

Residential on 0.00 Acres

Erlton, Calgary, Alberta

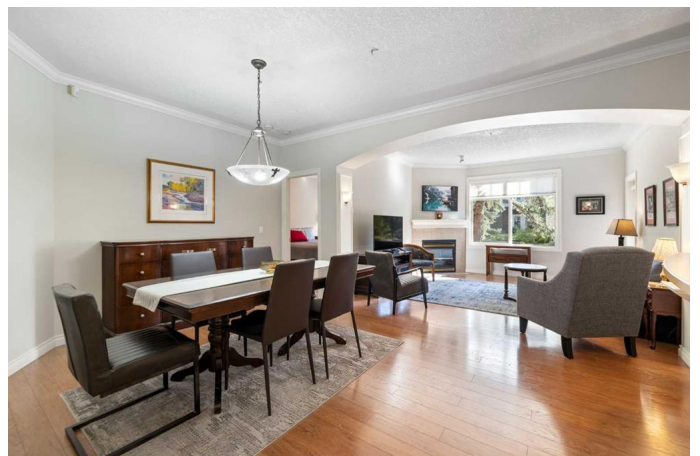
A Rare Find in River Grande Estates!

**PRIVATE SINGLE GARAGE IN THE
UNDERGROUND PARKING**

Welcome to this bright and spacious 2-bedroom, 2-bath condo perfectly located in the prestigious River Grande Estates. This home is steps from the MNP Centre, Elbow River pathways, the Saddle Dome, C-Train, and the trendy shops and restaurants of 4th Street SW. Truly, city living at its best!

Inside, the open-concept layout is warm and welcoming. The large dining room and spacious living room are perfect for relaxing or gathering with friends with direct access to your private patio overlooking the tranquil courtyard with its trees and fountain. The well-appointed kitchen provides abundant cabinetry, stainless-steel appliances, lots of counter space—ideal for the chef in you.. Plus there is extra pantry /storage in the adjacent laundry room

Your primary retreat is oversized and easily accommodates a king bed along with additional furniture. A luxurious 5-piece ensuite bath and walk-thru closet completes this private space. The second bedroom is equally inviting, with a large window and space for a queen bed, while the nearby 3-piece bath doubles as a guest washroom. Added conveniences include a generous in-suite laundry with storage, plus a separate assigned storage locker in the underground parking.



The building itself sets the tone with an impressive front entry, stone detailing, and a spectacular landscaped courtyard featuring water fountains, trees, shrubs, and a gazebo. Residents also enjoy an exceptional list of amenities.: billiard room, library, party/entertainment room, bike storage, on-site maintenance manager, two car washes, and an extraordinary 30 underground visitor parking stalls. The complex also boasts a healthy reserve fund. Pets are welcome, with board approval (up to two pets; one dog up to 30 lbs.).

This rare opportunity combines style, comfort, and location in one of Calgary's most desirable condo communities. Don't miss your chance to call River Grande Estates home—book your private showing today!

Built in 1998

Essential Information

MLS® #	A2271096
Price	\$485,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,078
Acres	0.00
Year Built	1998
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	105, 2320 Erlton Street Sw
Subdivision	Erlton
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2S 2V8

Amenities

Amenities	Gazebo, Parking, Storage, Car Wash
Parking Spaces	1
Parking	Heated Garage, Single Garage Detached, Titled, Underground
# of Garages	1

Interior

Interior Features	Granite Counters, No Animal Home, No Smoking Home, Pantry, Storage, Walk-In Closet(s), French Door
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	Courtyard
Construction	Brick, Wood Frame

Additional Information

Date Listed	November 17th, 2025
Days on Market	3
Zoning	M-C2

Listing Details

Listing Office	Royal LePage Benchmark
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