

\$599,900 - 407, 2320 Erlton Street Sw, Calgary

MLS® #A2251182

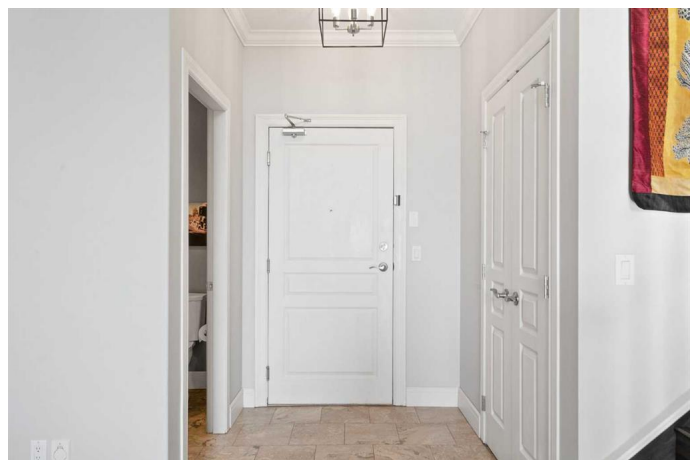
\$599,900

1 Bedroom, 2.00 Bathroom, 1,382 sqft

Residential on 0.00 Acres

Erlton, Calgary, Alberta

Welcome to this stunning top-floor condo in the prestigious River Grande Estates, offering a rare blend of luxury, lifestyle, and location. This unique 1-bedroom + loft design spans two levels and features not one, not two but three private outdoor spaces, including a spectacular rooftop patio. The main floor offers a bright, open-concept living and dining area that flows to a private balcony overlooking the beautifully landscaped central courtyard. The well-appointed kitchen makes entertaining seamless, while a full guest bathroom adds convenience. The spacious primary bedroom features its own private balcony and a spa-inspired ensuite with dual vanities, a walk-in shower, and a deep soaker tub, creating a perfect retreat. Upstairs, the loft level is filled with natural light and offers plenty of flexibility, ideal for a home office, gym, or lounge. From here, step onto your oversized private rooftop patio, the ultimate retreat for entertaining and soaking in the sunshine. This home also includes a secure underground parking stall and access to the many amenities River Grande Estates is known for: a library, billiards room, amenity room, car wash bay, and ample visitor parking. The complex is admired for its quiet courtyards, timeless architecture, and strong community feel. The location is unbeatable—just steps to the Calgary Stampede Grounds, Elbow River pathways, MNP Sport Centre, LRT, and the vibrant shops and restaurants of Mission, with downtown only minutes away. Units like these



with private rooftop patios are rare, so call your favourite realtor for a viewing today before itâ€™s gone!

Built in 1999

Essential Information

MLS® #	A2251182
Price	\$599,900
Bedrooms	1
Bathrooms	2.00
Full Baths	2
Square Footage	1,382
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

Community Information

Address	407, 2320 Erlton Street Sw
Subdivision	Erlton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 2V8

Amenities

Amenities	Car Wash, Recreation Room, Secured Parking, Storage, Visitor Parking
Parking Spaces	1
Parking	Parkade, Underground
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), Double Vanity, Kitchen Island, Soaking Tub, Stone Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating	In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	4

Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard
Roof	Asphalt Shingle, Flat
Construction	Mixed

Additional Information

Date Listed	August 26th, 2025
Days on Market	1
Zoning	M-C2 d219

Listing Details

Listing Office	eXp Realty
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