

\$1,210,000 - 2441 Erlton Street Sw, Calgary

MLS® #A2203024

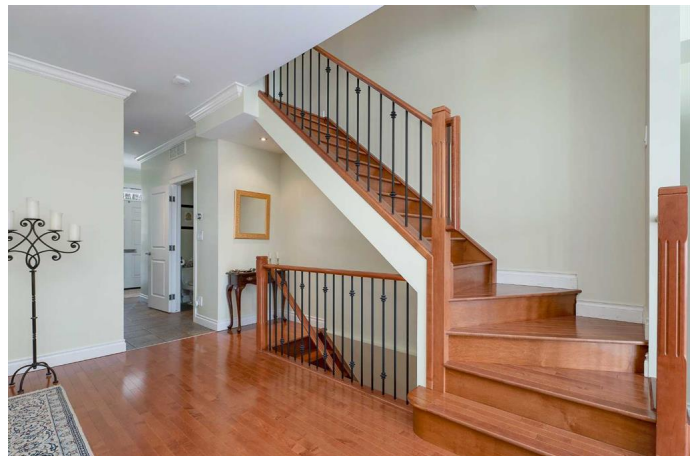
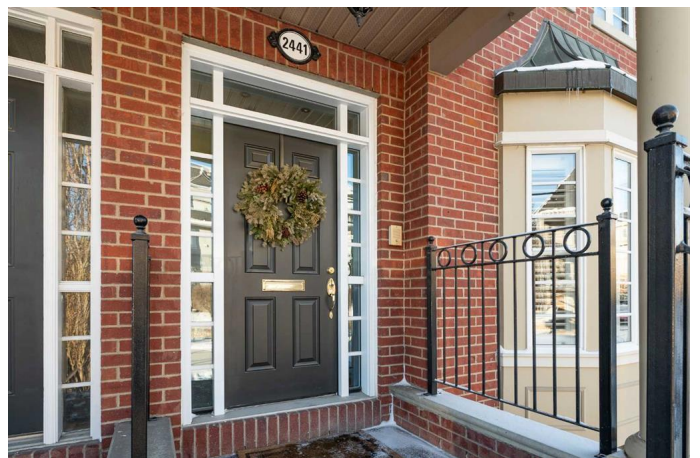
\$1,210,000

3 Bedroom, 4.00 Bathroom, 2,492 sqft

Residential on 0.04 Acres

Erlton, Calgary, Alberta

Backing onto the tranquil Elbow River, this beautifully crafted 3 story, 3 bedroom townhouse offers superb downtown views & over 2900 sq ft of developed living space. The main level presents lustrous hardwood floors, high ceilings & crown moulding, showcasing the living room anchored by a feature fireplace & formal dining area with ample space to host a family gathering or elegant dinner party. Just a few steps from the dining area, is the kitchen that's tastefully finished with granite counters, loads of storage space & cozy breakfast nook. A 2 piece bath completes the main level. The second level hosts 2 bedrooms, a 3 piece bath & laundry facilities. The primary retreat with Juliet balcony & river views, boasts plenty of closet space & a private 5 piece ensuite with dual sinks, relaxing corner jetted tub & separate shower. Ascend to the third level that features a loft area with wet bar & access to the rooftop patio with spectacular river views – the perfect space for entertaining. A third bedroom & 3 piece bath are ideal for guests. Basement development includes a flex space, ideal for a home office setup plus direct access to the triple attached tandem underdrive garage. Also enjoy central air conditioning, a west facing deck & back yard with picturesque views of the river & direct access to river walking/biking pathway. The inner-city location can't be beat, close to trendy Mission/4th Street shopping & restaurants, MNP Community & Sports Centre, Stampede Park,



downtown & easy access to Macleod Trail.

Built in 2000

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2203024 |
| Price | \$1,210,000 |
| Bedrooms | 3 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,492 |
| Acres | 0.04 |
| Year Built | 2000 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 3 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 2441 Erlton Street Sw |
| Subdivision | Erlton |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2S 2V9 |

Amenities

| | |
|----------------|--------------------------------|
| Amenities | Parking, Snow Removal |
| Parking Spaces | 3 |
| Parking | Triple Garage Attached, Tandem |
| # of Garages | 3 |

Interior

| | |
|-------------------|---|
| Interior Features | Built-in Features, Chandelier, Double Vanity, Granite Counters, High Ceilings, Recessed Lighting, Crown Molding, French Door, Jetted Tub, Wet Bar |
| Appliances | Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |

| | |
|-----------------|----------------|
| Heating | Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Yard, Private Entrance |
| Lot Description | Back Yard, Backs on to Park/Green Space, Landscaped, Rectangular Lot, Creek/River/Stream/Pond, No Neighbours Behind, Views |
| Roof | Asphalt Shingle |
| Construction | Wood Frame, Brick |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 17th, 2025 |
| Days on Market | 45 |
| Zoning | M-CG |

Listing Details

| | |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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