

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

MLS® #A2203024

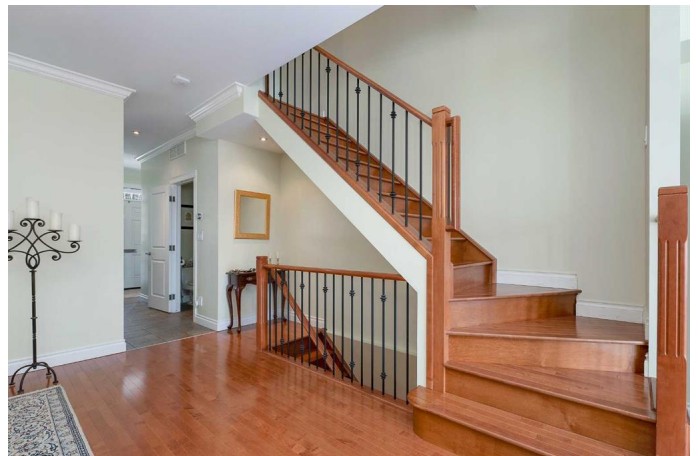
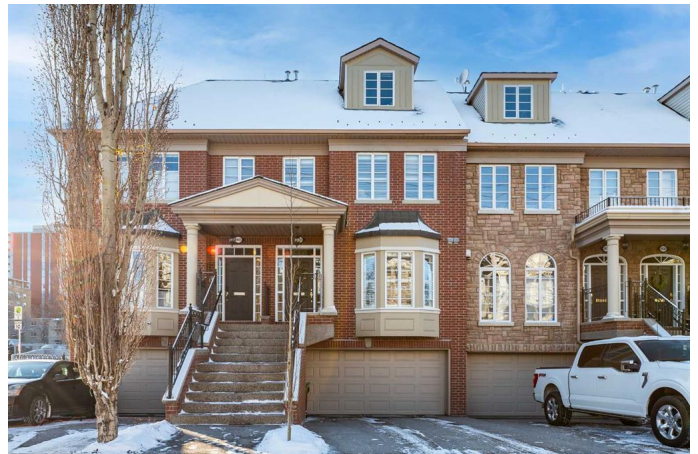
**\$1,210,000**

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 | 51               |
| Zoning         | M-CG             |

## Listing Details

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

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