

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

MLS® #A2203024

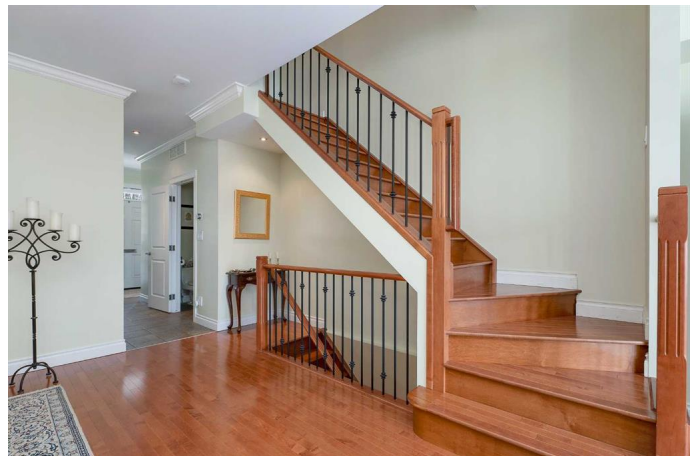
**\$1,210,000**

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	32
Zoning	M-CG

## Listing Details

Listing Office	RE/MAX First
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