

# \$899,900 - 2632 Erlton Street Sw, Calgary

MLS® #A2187292

**\$899,900**

4 Bedroom, 5.00 Bathroom, 1,794 sqft

Residential on 0.02 Acres

Erlton, Calgary, Alberta

**OPEN HOUSE SATURDAY (Feb 1)**

1:00-4:00PM. Location! Location! location!

Welcome to this luxury home of Upper Mission!!! This Brand New Inner-City Middle unit faces West and fronts onto Erlton Street and consists of rare 4 bedrooms, 4.5 baths, spans a total of 2308 sq.ft of architectural living space across 4 levels plus one roof top patio outdoor entertaining areas of an additional 148 sq.ft. Each floor are flooded with amazing natural light. The open concept main floor is contemporary, modern and inviting. Upgraded kitchen with custom soft closing drawers, stainless steel appliances and a spacious pantry. The large quartz central island is a chef's™ and entertainers dream. There is a large, private deck with gas hook-up perfect for entertaining. Up to the second floor there is a giant primary bedroom with ensuite and walk-in closet, there are 2 more good sized secondary bedrooms with a bright 3-piece bathroom and a laundry room that will make doing laundry feel easy. The third level is loaded with one bedroom/Flex room, 3 piece full bathroom and huge rooftop patio acting as a perfect getaway to marvel at the epic city views. The basement was fully developed with a rec room area plus a large bedroom and another bright 4-piece bathroom. The detached garage is finished, painted. Highlights include 9 ft ceilings, 8 ft doors, This home has an incredible walk score with close proximity to the LRT, MNP Rec Centre, the Saddledome & Stampede grounds, walkable



to the Elbow River & extensive trail system, Stanley Park, 4th Street restaurants, bars and shops, grocery and is a quick drive to downtown & main arteries to get anywhere you need to in or away from City.

Built in 2024

### Essential Information

MLS® #	A2187292
Price	\$899,900
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	1,794
Acres	0.02
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	2632 Erlton Street Sw
Subdivision	Erlton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 3W6

### Amenities

Amenities	None
Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features Closet Organizers, Kitchen Island, No Animal Home, Pantry, Double

	Vanity, Granite Counters, Vinyl Windows, No Smoking Home, Open Floorplan, Quartz Counters, Wired for Data, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Gas Stove, Microwave, Range Hood
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior Features	Playground, Private Entrance
Lot Description	Creek/River/Stream/Pond, Landscaped, Low Maintenance Landscape, Interior Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Stone, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 22nd, 2025
Days on Market	79
Zoning	M-CG

### **Listing Details**

Listing Office	TrustPro Realty
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