

# \$1,250,000 - 2441 Erlton Street Sw, Calgary

MLS® #A2203024

**\$1,250,000**

3 Bedroom, 4.00 Bathroom, 2,492 sqft  
Residential on 0.04 Acres

Erlton, Calgary, Alberta

OPEN HOUSE SATURDAY, APRIL 5TH FROM 1:30-3 PM. 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	\$1,250,000
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, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Recessed Lighting, Wet Bar, French Door
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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 Entrance, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Rectangular Lot, Views, Creek/River/Stream/Pond
Roof	Asphalt Shingle
Construction	Brick, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 17th, 2025
Days on Market	19
Zoning	M-CG

## Listing Details

Listing Office	RE/MAX First
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