

# \$799,000 - 2823 Erlton Street Sw, Calgary

MLS® #A2219492

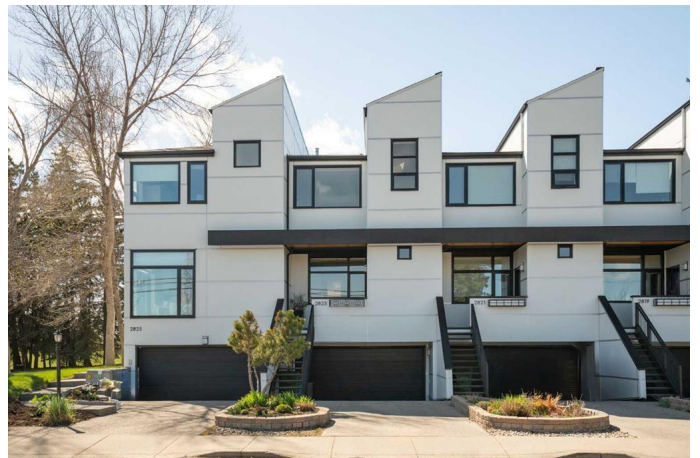
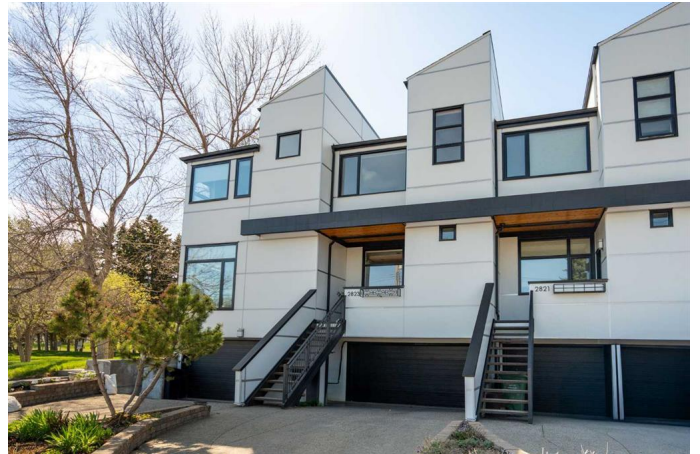
**\$799,000**

2 Bedroom, 3.00 Bathroom, 1,955 sqft

Residential on 0.04 Acres

Erlton, Calgary, Alberta

OPEN HOUSE Saturday May 17th 12-2pm - Contemporary townhome in Erlton Bluffs, these sought after properties rarely become available. Located at one of Calgary's highest viewpoints with city and mountain views in a very private quiet setting. This unit was the original show home and offers many upgrades including hardwood floors, large windows, skylights, & high ceilings throughout. The freshly painted open floorplan features a sophisticated dining room that flows seamlessly into the fantastic open kitchen with high end appliances, granite counter tops and a large island to visit with guests as you prepare meals together. The living room is exceptionally large with a inviting gas fireplace, and access to your private backyard featuring a new deck and perennial garden ready for the summer sun. The upstairs office has custom built in cabinetry and lots of room to work comfortably from home. The primary bedroom at the back of the home is spacious and inviting with a private balcony, walk-in closet, ensuite and stacked laundry. The upstairs is complete with a second bedroom and 4-piece bath. The basement has a terrific flex room to use as a home gym, recreation room or a guest suite. The basement offers another 4-piece bath. The double underdrive garage provides convenience and security. Close to downtown, Elbow River pathways, off-leash area, Saddledome & all Mission has to offer, you have found convenience, style and functionality at its best!



Built in 1996

## Essential Information

MLS® #	A2219492
Price	\$799,000
Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	1,955
Acres	0.04
Year Built	1996
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

## Community Information

Address	2823 Erlton Street Sw
Subdivision	Erlton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 2W4

## Amenities

Amenities	None
Parking Spaces	3
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Skylight(s), Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Oven, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Partial

## Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours Behind, Private
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 9th, 2025
Days on Market	4
Zoning	M-CG d72

## Listing Details

Listing Office	Real Estate Professionals Inc.
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.