

\$789,900 - 2311 Erlton Street Sw, Calgary

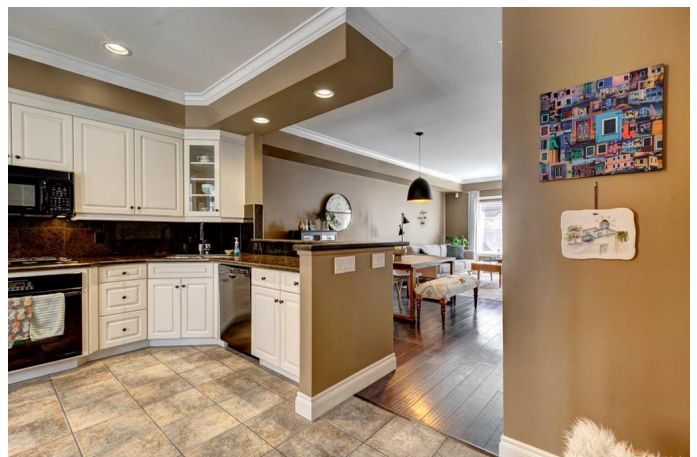
MLS® #A2208700

\$789,900

3 Bedroom, 3.00 Bathroom, 1,905 sqft
Residential on 0.03 Acres

Erlton, Calgary, Alberta

Nestled on a peaceful, tree-lined street in the heart of Erlton, this elegant three-bedroom townhouse in the coveted Riverrun 1 complex blends timeless sophistication with an exceptional location, offering nearly 2000 square feet above grade. Just steps from Mission's vibrant cafes, restaurants, and shopping, a short walk to the Talisman Centre, and a quick jaunt into downtown Calgary, it provides the best of urban living with a serene retreat-like feel. The classic brick exterior welcomes you into a refined interior, featuring newer engineered hardwood floors throughout the entire main level, where an open-concept layout showcases high-end appliances, a breakfast bar, and a seamless flow into the dining and living areas, anchored by a gas-burning fireplace and opening onto a west-facing patio with a power awning. The second level houses two spacious bedrooms, a renovated five-piece bathroom with a stylish quartz countertop, and conveniently located laundry for added practicality. The entire third floor is a luxurious primary retreat, complete with a four-piece ensuite, a walk-in closet, and a charming balcony offering a private outdoor escape. This three-bedroom gem also includes a developed basement with a two-piece ensuite and ample storage, a heated double attached garage, central air conditioning, and a built-in vacuum system with attachments. Combining upscale finishes and a picturesque setting, this townhouse is a standout in one of Calgary's most desirable neighborhoods.



Built in 1999

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2208700 |
| Price | \$789,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,905 |
| Acres | 0.03 |
| Year Built | 1999 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 3 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 2311 Erlton Street Sw |
| Subdivision | Erlton |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2S 2V7 |

Amenities

| | |
|----------------|------------------------|
| Amenities | None |
| Parking Spaces | 2 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Open Floorplan, See Remarks |
| Appliances | Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave Hood Fan, Refrigerator, 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 | Landscaped, Low Maintenance Landscape, Rectangular Lot, See Remarks |
| Roof | Asphalt Shingle |
| Construction | Brick, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 5th, 2025 |
| Days on Market | 2 |
| Zoning | M-CG |

Listing Details

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

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