

\$1,000,000 - 2628 Erlton Street Sw, Calgary

MLS® #A2126019

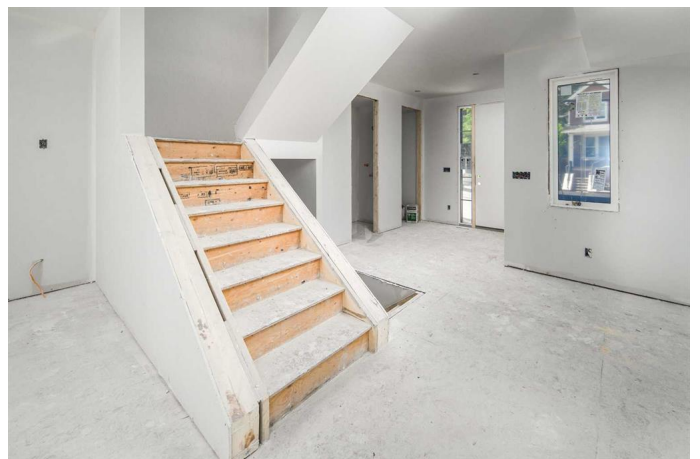
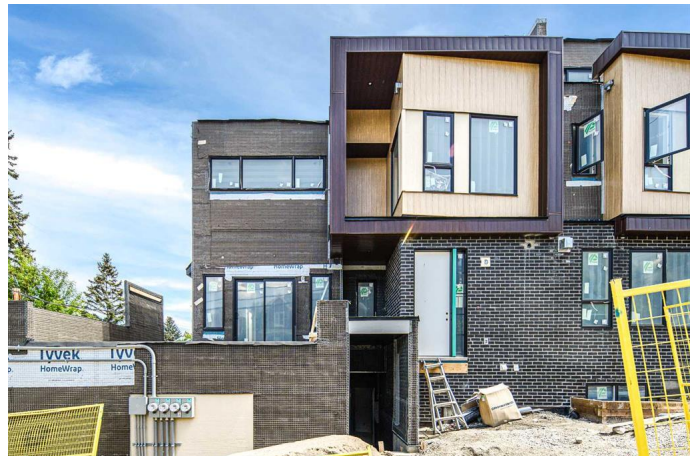
\$1,000,000

4 Bedroom, 4.00 Bathroom, 1,602 sqft

Residential on 0.02 Acres

Erlton, Calgary, Alberta

Welcome to this luxurious home in Upper Mission! This brand-new inner-city end unit faces west and north, offering panoramic city views. This rare find features 4 bedrooms, 3.5 baths, and spans a total of 2085 sq.ft of architectural living space across 4 levels. Enjoy two rooftop patios perfect for outdoor entertaining: a first-floor city view patio (245 sq. ft) and a third-floor rooftop patio (334 sq. ft) with stunning views of the city and the Saddledome Stampede grounds. Each floor is bathed in natural light, enhancing the spacious and modern design. The open-concept main floor is contemporary, modern, and inviting. The functional kitchen boasts custom soft-closing drawers, KitchenAid stainless steel appliances, and a spacious pantry. The large quartz central island is a chef's and entertainer's dream. On the second floor, you'll find a giant primary bedroom with an ensuite and walk-in closet, two additional good-sized bedrooms, a bright 3-piece bathroom, and a convenient laundry room. The third level features a versatile flex room and a huge rooftop patio, perfect for marveling at the epic city views. The fully developed basement includes a rec room area, a large bedroom, and another bright 4-piece bathroom with in-floor heating rough-in. The attached garage is finished and painted. Highlights include 9 ft ceilings, 8 ft doors, and Level 5 finished flat ceilings on all levels. This home boasts an incredible walk score with close proximity to the LRT, MNP Rec Centre, the



Saddledome & Stampede grounds, Elbow River & extensive trail system, Stanley Park, and the vibrant 4th Street restaurants, bars, and shops. It's also a quick drive to downtown and main arteries for easy access to the city or beyond. This fourplex will be completed in July 2024. Don't miss the opportunity to make this spectacular home yours!

Built in 2023

Essential Information

MLS® #	A2126019
Price	\$1,000,000
Sold Price	\$956,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,602
Acres	0.02
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	2628 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
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Interior

Interior Features	Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Wired for Data
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

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

Additional Information

Date Listed	June 6th, 2024
Date Sold	August 29th, 2024
Days on Market	84
Zoning	M-CG
HOA Fees	0.00

Listing Details

Listing Office	TrustPro Realty
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