

\$872,000 - 2318 Erlton Place Sw, Calgary

MLS® #A2146962

\$872,000

3 Bedroom, 3.00 Bathroom, 1,896 sqft

Residential on 0.03 Acres

Erlton, Calgary, Alberta

Welcome to 2318 Erlton Place SW, a stunning upgraded A/C townhouse that echoes the grandeur of New York City Brownstones with its impressive brick facade. Step in to discover an open concept main floor, where 9' flat ceilings, hardwood flooring, cornice moldings, fireplace and oversized windows add a touch of elegance. The upgraded gourmet kitchen features classic full height white/grey cabinetry with soft close doors and drawers and a pantry. Note the gas stove and Stainless Steel appliances. There is a massive island c/w sleek granite counter tops, sink, garbage & recycling pull-out and a vacuflo dustpan. A perfect area to entertain! A gorgeous focal fireplace c/w shelving on each side invites relaxation or head out to the private fenced patio boasting a duradeck surface, a gas line for BBQ's & the retractable awning providing shade and protection. Moving upstairs (2nd level), you will find two additional spacious bedrooms, laundry room and updated bathroom with a huge shower and vanity with quartz counter top. Move now to the versatile 3rd level featuring hardwood floors, vaulted ceilings, walk in closet, 3 piece spa like bathroom with soaker tub. Enter through the garden doors to a private balcony. This area feels luxurious and private and could be your primary bedroom, a Family Room or an at Home Office. The lower level offers a rare 2 piece bathroom and storage area. The double heated garage boasts epoxy like finish flooring. Two covered parking located on the



driveway adds additional parking. Erlton is adorned with a mix of stylish apartment-style condos, charismatic townhomes, a curated selection of older & newer single-family homes with endless appeal and desirability. Do you crave the downtown lifestyle, to be near the LRT, Calgary Stampede Park, BMO Centre, the MNP Community Sports Centre, The Glencoe Club, near extraordinary shopping experiences, close to 17th Ave 4 St Restaurants - You will love to live here!

Built in 1999

Essential Information

MLS® #	A2146962
Price	\$872,000
Sold Price	\$900,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,896
Acres	0.03
Year Built	1999
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	2318 Erlton Place Sw
Subdivision	Erlton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 2Z4

Amenities

Amenities	None
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Parking Spaces	4
Parking	Additional Parking, Covered, Double Garage Attached, Garage Faces Rear, Heated Garage, Insulated, Paved

Interior

Interior Features	Crown Molding, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s)
Appliances	Built-In Gas Range, Central Air Conditioner, Dishwasher, Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Dining Room, Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Awning(s), Balcony, BBQ gas line, Lighting
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Brick, Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 22nd, 2024
Date Sold	August 30th, 2024
Days on Market	8
Zoning	M-CG d87
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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