

\$872,000 - 2314 Erlton Place Sw, Calgary

MLS® #A2154068

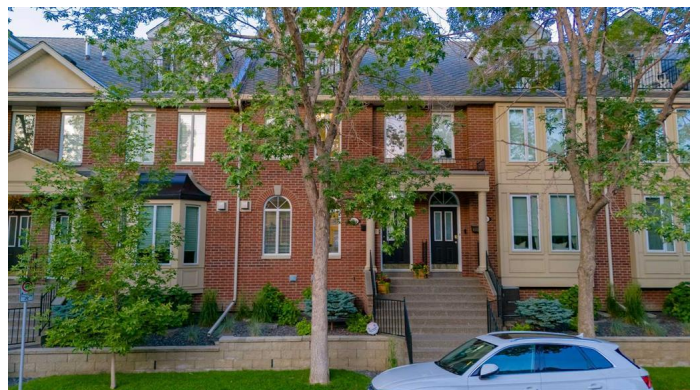
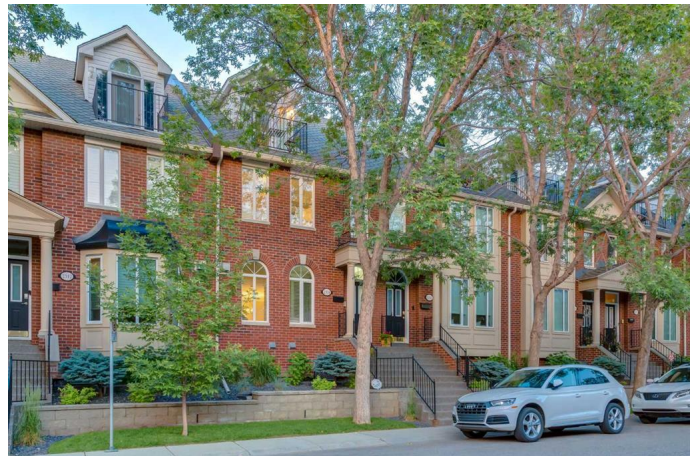
\$872,000

3 Bedroom, 3.00 Bathroom, 1,857 sqft

Residential on 0.03 Acres

Erlton, Calgary, Alberta

This stunning brownstone townhome radiates a timeless New York style curb appeal and is nestled on a tranquil tree-lined street in Erlton, the heart of Calgary's vibrant inner city. This charming property is perfect for those seeking sophisticated urban living or trendy couples looking for a home that complements both convenience and a peaceful lifestyle. Stepping up the exposed aggregate concrete steps you are welcomed into the open-concept main floor with gleaming walnut floors, cozy fireplace, crown moldings and large windows offering a plethora of natural light. The kitchen is well appointed with full height cherry cabinets, granite countertops, and stainless-steel appliances. Whether enjoying a quiet morning coffee, or an evening entertaining, you will enjoy your private fenced 223 sq.ft patio boasting a Duradeck surface, gas line for BBQ, and a retractable awning providing a perfect balance of shade and protection for alfresco dining. Venturing upstairs, the second floor offers two generously sized bedrooms situated on the east and west side of the hall for extra privacy. Nestled in between is a stunning 4 pc bath with granite floors and countertops, a huge 5' shower, and double vanities. The conveniently located laundry room with linen storage completes the second level. Ascending to the third level, you will be captivated by the primary suite with soaring cathedral ceilings, private balcony, gas fireplace, walk-in closet and ensuite retreat complete with a jetted tub.



This versatile level could also serve as a lovely family room or home office. The lower level is fully finished with heated floors, a spacious powder room, wine room and two storage closets to neatly tuck away the seasonal boxes. Here you will also enter your private double attached heated garage, with two additional covered parking spots in the driveway. Parking will never be a concern with additional street parking for residents only out front. The home is equipped with fiber-optic wiring, central vacuum system, and air conditioning. This location could not be more convenient to the MNP Fitness Center where you have access to fitness, swimming and tons of recreational activities, bike rides along the Elbow River Pathway, strolls through Lindsay Park or a leisurely stroll to the downtown core. Close by you will enjoy countless trendy shops, boutiques and restaurants along 4th street in Mission, the 17 Avenue entertainment district, and the famous Stampede Entertainment District. Enjoy an easy commute with close proximity to the Erlton LRT station. You don't want to miss the opportunity to own one of these rare townhomes in a highly desirable urban setting.

Built in 1999

Essential Information

MLS® #	A2154068
Price	\$872,000
Sold Price	\$900,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,857
Acres	0.03
Year Built	1999

Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	2314 Erlton Place Sw
Subdivision	Erlton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 2Z4

Amenities

Amenities	None
Parking Spaces	4
Parking	Additional Parking, Covered, Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated, Off Street, Other, Rear Drive
Waterfront	River Access

Interior

Interior Features	Breakfast Bar, Crown Molding, Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Data, Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Gas Range, Humidifier, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	High Efficiency, In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Bedroom, Gas, Living Room, Mantle, Stone
# of Stories	4
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Awning(s), Balcony, BBQ gas line, Lighting
-------------------	--

Lot Description	Back Lane, Low Maintenance Landscape, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 3rd, 2024
Date Sold	August 15th, 2024
Days on Market	12
Zoning	M-CGd87, M-CG
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

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.