

\$675,000 - 2309 Erlton Street Sw, Calgary

MLS® #A2168859

\$675,000

2 Bedroom, 2.00 Bathroom, 1,408 sqft

Residential on 0.03 Acres

Erlton, Calgary, Alberta

Exceptional lifestyle! This beautiful home is a few steps from MNP Sports Centre, a few steps to Elbow River pathway, a few blocks from a plethora of fine restaurants and cafe's on 4th Street, 2 blocks from the LRT, and minutes to downtown. "Nice, but sounds busy"

Well, this one has it all as it sits at the end of a quiet tree lined street. Inside, is immaculate!

Lovely and open main floor plan that is ideal for a comfortable living and entertaining space.

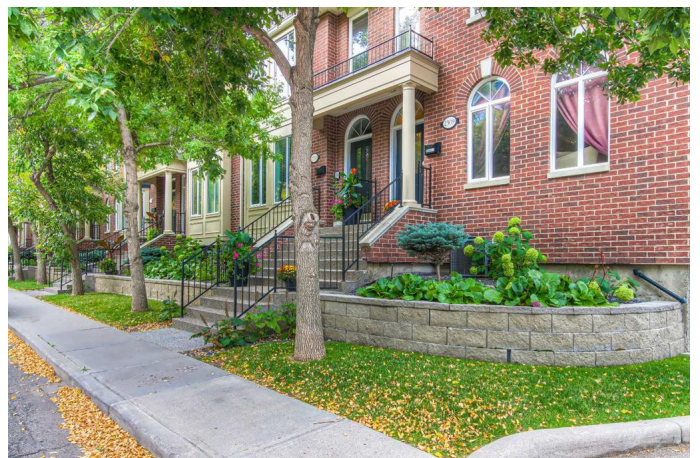
Upstairs is a quiet retreat to large bright bedrooms or your workspace. The walkout level provides storage and access to your attached and heated 2 car garage, and additional carport under the main floor deck space.

Furnace and water heater recently replaced. Very rarely do these well managed units come available.

Built in 1999

Essential Information

MLS® #	A2168859
Price	\$675,000
Sold Price	\$673,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,408
Acres	0.03



Year Built	1999
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	2309 Erlton Street Sw
Subdivision	Erlton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 2V7

Amenities

Amenities	Snow Removal
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Partial, Partially Finished, Walk-Out

Exterior

Exterior Features	Other
Lot Description	Corner Lot, Landscaped, Paved
Roof	Asphalt Shingle
Construction	Brick
Foundation	Poured Concrete

Additional Information

Date Listed	September 26th, 2024
Date Sold	October 9th, 2024
Days on Market	13
Zoning	M-CG
HOA Fees	0.00

Listing Details

Listing Office RE/MAX Real Estate (Mountain View)

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