

\$699,900 - 20 Erlton Terrace Sw, Calgary

MLS® #A2178626

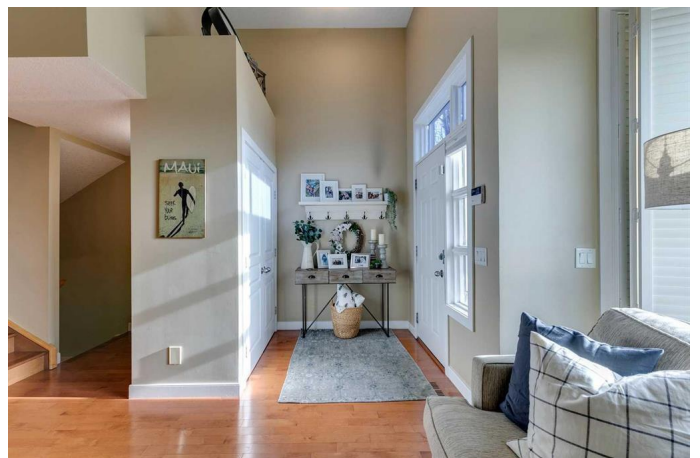
\$699,900

3 Bedroom, 3.00 Bathroom, 1,787 sqft

Residential on 0.07 Acres

Erlton, Calgary, Alberta

The Vista's of Erlton are a collection of 10 architecturally designed townhomes that offer views toward the downtown core while being surrounded by green-space. Located on Erlton Terrace, a quiet no-thru road, the area enables easy walking distance to the shops & restaurants on 4th St, downtown, numerous walking/running pathways, & is just a few minutes walk to the LRT. This well-designed & updated property features a large living room with 12+ ft ceilings & newer South facing windows allowing for an abundance of natural light; the South facing deck off the great room is perfect for enjoying the sunny exposure. The spacious kitchen has been updated with white cabinets & new backsplash, giving the space a contemporary feel & is equipped with granite counters, stainless-steel appliances (including induction cook-top) & features a large center island, ideal for entertaining. The convenient corner pantry provides ample storage. Enjoy the view from the kitchen area out to the spacious & private backyard; the size of which is a rarity for this type of property (indeed the property is 120 feet deep). The spacious dining area overlooks the sunken living room & is perfect for hosting larger dinner gatherings. A discreet powder room completes the main floor. Upstairs are 3 large bedrooms including the spacious primary bedroom with large South facing windows, a private South facing deck, a separate sitting area, ensuite, & walk-in-closet. The good sized 2nd & 3rd bedrooms enjoy views of the



downtown core. An additional full bathroom & cozy office space complete the upper. The lower level offers a gym/flex room (currently used as a 4th bedroom), storage area & laundry & leads to the attached DOUBLE CAR (tandem) garage. There is extra parking for 2 cars on the driveway. Roof new in 2017, NO MONTHLY CONDO FEES, this property presents great value for inner city living. Call for more information!

Built in 2002

Essential Information

MLS® #	A2178626
Price	\$699,900
Sold Price	\$697,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,787
Acres	0.07
Year Built	2002
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, 3 Level Split
Status	Sold

Community Information

Address	20 Erlton Terrace Sw
Subdivision	Erlton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 3E8

Amenities

Amenities	None
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Parking Spaces	3
Parking	Double Garage Attached, Front Drive, Garage Door Opener, Tandem

Interior

Interior Features	Central Vacuum, Chandelier, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Lawn, Low Maintenance Landscape, Interior Lot, No Neighbours Behind, Rectangular Lot
Roof	Membrane
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 14th, 2024
Date Sold	November 22nd, 2024
Days on Market	8
Zoning	M-CG
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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