

2441 Erlton Street SW
 Calgary, Alberta

MLS # A2203024



\$1,250,000

Division:	Erlton		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	2,492 sq.ft.	Age:	2000 (25 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Tandem, Triple Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Lands		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 450
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Recessed Lighting, Wet Bar		
Inclusions:	None		

Backing onto the tranquil Elbow River, this beautifully crafted 3 story, 3 bedroom townhouse offers superb downtown views & over 2900 sq ft of developed living space. The main level presents lustrous hardwood floors, high ceilings & crown moulding, showcasing the living room anchored by a feature fireplace & formal dining area with ample space to host a family gathering or elegant dinner party. Just a few steps from the dining area, is the kitchen that's tastefully finished with granite counters, loads of storage space & cozy breakfast nook. A 2 piece bath completes the main level. The second level hosts 2 bedrooms, a 3 piece bath & laundry facilities. The primary retreat with Juliet balcony & river views, boasts plenty of closet space & a private 5 piece ensuite with dual sinks, relaxing corner jetted tub & separate shower. Ascend to the third level that features a loft area with wet bar & access to the rooftop patio with spectacular river views & the perfect space for entertaining. A third bedroom & 3 piece bath are ideal for guests. Basement development includes a flex space, ideal for a home office setup plus direct access to the triple attached tandem underdrive garage. Also enjoy central air conditioning, a west facing deck & back yard with picturesque views of the river & direct access to river walking/biking pathway. The inner-city location can't be beat, close to trendy Mission/4th Street shopping & restaurants, MNP Community & Sports Centre, Stampede Park, downtown & easy access to Macleod Trail.