

\$899,900 - 2632 Erlton Street Sw, Calgary

MLS® #A2187292

\$899,900

4 Bedroom, 5.00 Bathroom, 1,794 sqft

Residential on 0.02 Acres

Erlton, Calgary, Alberta

OPEN HOUSE SATURDAY (Feb 1)

1:00-4:00PM. Location! Location! location!

Welcome to this luxury home of Upper Mission!!! This Brand New Inner-City Middle unit faces West and fronts onto Erlton Street and consists of rare 4 bedrooms, 4.5 baths, spans a total of 2308 sq.ft of architectural living space across 4 levels plus one roof top patio outdoor entertaining areas of an additional 148 sq.ft. Each floor are flooded with amazing natural light. The open concept main floor is contemporary, modern and inviting. Upgraded kitchen with custom soft closing drawers, stainless steel appliances and a spacious pantry. The large quartz central island is a chef's and entertainers dream. There is a large, private deck with gas hook-up perfect for entertaining. Up to the second floor there is a giant primary bedroom with ensuite and walk-in closet, there are 2 more good sized secondary bedrooms with a bright 3-piece bathroom and a laundry room that will make doing laundry feel easy. The third level is loaded with one bedroom/Flex room, 3 piece full bathroom and huge rooftop patio acting as a perfect getaway to marvel at the epic city views. The basement was fully developed with a rec room area plus a large bedroom and another bright 4-piece bathroom. The detached garage is finished, painted. Highlights include 9 ft ceilings, 8 ft doors, This home has an incredible walk score with close proximity to the LRT, MNP Rec Centre, the Saddledome & Stampede grounds, walkable



to the Elbow River & extensive trail system, Stanley Park, 4th Street restaurants, bars and shops, grocery and is a quick drive to downtown & main arteries to get anywhere you need to in or away from City.

Built in 2024

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2187292 |
| Price | \$899,900 |
| Bedrooms | 4 |
| Bathrooms | 5.00 |
| Full Baths | 4 |
| Half Baths | 1 |
| Square Footage | 1,794 |
| Acres | 0.02 |
| Year Built | 2024 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 3 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 2632 Erlton Street Sw |
| Subdivision | Erlton |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2S 3W6 |

Amenities

| | |
|----------------|------------------------|
| Amenities | None |
| Parking Spaces | 1 |
| Parking | Single Garage Detached |
| # of Garages | 1 |

Interior

| | |
|-------------------|--|
| Interior Features | Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No |
|-------------------|--|

| | |
|-----------------|---|
| | Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Wired for Data |
| Appliances | Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer |
| Heating | Fireplace(s), Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Playground, Private Entrance |
| Lot Description | Creek/River/Stream/Pond, Interior Lot, Landscaped, Low Maintenance Landscape |
| Roof | Asphalt Shingle |
| Construction | Stone, Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | January 22nd, 2025 |
| Days on Market | 65 |
| Zoning | M-CG |

Listing Details

| | |
|----------------|-----------------|
| Listing Office | TrustPro Realty |
|----------------|-----------------|

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