

\$789,900 - 2311 Erlton Street Sw, Calgary

MLS® #A2208700

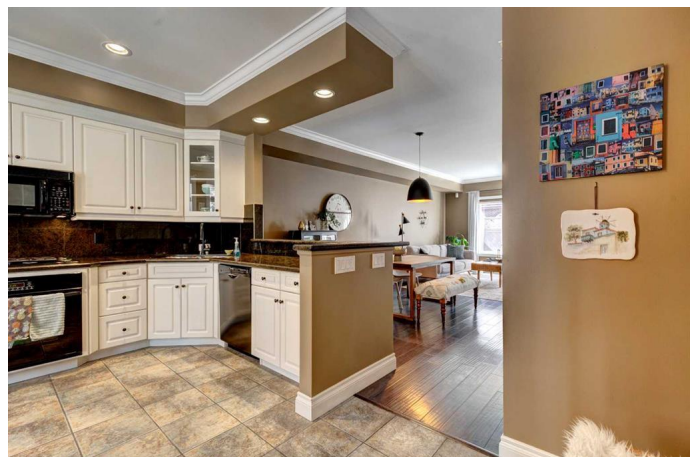
\$789,900

3 Bedroom, 3.00 Bathroom, 1,905 sqft

Residential on 0.03 Acres

Erlton, Calgary, Alberta

Nestled on a peaceful, tree-lined street in the heart of Erlton, this elegant three-bedroom townhouse in the coveted Riverrun 1 complex blends timeless sophistication with an exceptional location, offering nearly 2000 square feet above grade. Just steps from Missionâ€™s vibrant cafes, restaurants, and shopping, a short walk to the Talisman Centre, and a quick jaunt into downtown Calgary, it provides the best of urban living with a serene retreat-like feel. The classic brick exterior welcomes you into a refined interior, featuring newer engineered hardwood floors throughout the entire main level, where an open-concept layout showcases high-end appliances, a breakfast bar, and a seamless flow into the dining and living areas, anchored by a gas-burning fireplace and opening onto a west-facing patio with a power awning. The second level houses two spacious bedrooms, a renovated five-piece bathroom with a stylish quartz countertop, and conveniently located laundry for added practicality. The entire third floor is a luxurious primary retreat, complete with a four-piece ensuite, a walk-in closet, and a charming balcony offering a private outdoor escape. This three-bedroom gem also includes a developed basement with a two-piece ensuite and ample storage, a heated double attached garage, central air conditioning, and a built-in vacuum system with attachments. Combining upscale finishes and a picturesque setting, this townhouse is a standout in one of Calgaryâ€™s most desirable neighborhoods.



Built in 1999

Essential Information

MLS® #	A2208700
Price	\$789,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,905
Acres	0.03
Year Built	1999
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	2311 Erlton Street Sw
Subdivision	Erlton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 2V7

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Open Floorplan, See Remarks
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave Hood Fan, Refrigerator, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Landscaped, Low Maintenance Landscape, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Brick, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 5th, 2025
Days on Market	13
Zoning	M-CG

Listing Details

Listing Office	Real Estate Professionals Inc.
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