

2630 Erlton Street SW
Calgary, Alberta

MLS # A2167595



\$899,900

Division:	Erlton		
Type:	Residential/Four Plex		
Style:	3 Storey		
Size:	1,782 sq.ft.	Age:	2024 (0 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.02 Acre		
Lot Feat:	Creek/River/Stream/Pond, Low Maintenance Landscape, Interior Lot, Landsc		

Heating: In Floor Roughed-In, Fireplace(s), Forced Air

Water: -

Floors: Carpet, Hardwood, Tile

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 249

Basement: Finished, Full

LLD: -

Exterior: Stone, Stucco, Wood Frame

Zoning: M-CG

Foundation: Poured Concrete

Utilities: -

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

Inclusions: n/a

Open House Sunday Sept 22nd 1:00-4:00pm, Location, location, location! Welcome to this luxurious, large Upper Mission home! This brand-new inner-city middle unit offers west-facing views and fronts onto Erlton Street. Boasting a rare layout with 5 bedrooms and 4.5 baths, this stunning residence spans 2,352 sq. ft. across four levels, plus an additional 148 sq. ft. of rooftop patio space for outdoor entertaining. Each floor is bathed in natural light, creating a bright and inviting atmosphere. The open-concept main floor is modern and stylish, featuring an upgraded kitchen with custom, seamless soft-close cabinetry, high-end KitchenAid stainless steel appliances, and a spacious pantry. The large quartz island is a chef's and entertainer's dream. A private deck, equipped with a gas hook-up, offers the perfect spot for gatherings. The half bath on this floor features Italian-made tile walls, gold-tone fixtures, a specially designed water tap, and a floating cabinet. Up on the second floor, the primary suite includes a luxurious ensuite with a jet shower, elegant gold-tone fixtures, and a spacious walk-in closet. Two additional generously sized bedrooms, a bright 4-piece bathroom, and a convenient laundry room designed to simplify chores complete this floor. The third level offers a flexible layout with a bedroom or flex room, a full 4-piece bathroom, and access to an expansive rooftop patio—a perfect retreat with breathtaking city views. The fully developed basement features a recreation area with a wet bar, a large bedroom, and another bright 4-piece bathroom. The detached garage is finished and painted, adding to the home's polished appeal. Additional highlights include 9-foot ceilings, 8-foot doors, and level 5 finished flat ceilings throughout, in floor heating and HVAC rough in. This home boasts an exceptional walk score with proximity to the

LRT, MNP Rec Centre, Saddledome, Stampede Grounds, Elbow River pathways, Stanley Park, and the vibrant 4th Street corridor with its restaurants, bars, and shops. Plus, it's just a quick drive to downtown and major roadways, ensuring easy access to everything the city has to offer.