



2630 Erlton Street Calgary Alberta

\$899,900

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 5 bedrooms, 4.5 baths, spans a total of 2247 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 will be 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, Level 5 finished flat ceiling on all levels. and 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. (id:6769)

Primary Bedroom 12.25 Ft x 11.00 Ft
 5pc Bathroom 17.33 Ft x 5.67 Ft
 Bedroom 10.33 Ft x 10.67 Ft
 Bedroom 10.33 Ft x 10.33 Ft
 3pc Bathroom 5.00 Ft x 10.67 Ft
 Laundry room 3.50 Ft x 4.33 Ft
 3pc Bathroom 5.83 Ft x 9.08 Ft
 Bedroom 11.42 Ft x 13.50 Ft
 Bedroom 11.67 Ft x 10.67 Ft

3pc Bathroom 6.25 Ft x 6.83 Ft
 Recreational, Games room 23.33 Ft x 14.00 Ft
 Furnace 11.67 Ft x 8.25 Ft
 Living room 9.67 Ft x 14.00 Ft
 Dining room 10.50 Ft x 14.42 Ft
 Kitchen 14.75 Ft x 14.42 Ft
 2pc Bathroom 5.67 Ft x 6.83 Ft
 Pantry 6.00 Ft x 6.83 Ft
 Other 9.67 Ft x 7.00 Ft

Listing Presented By:



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