



## 2605 Erlton Street Calgary Alberta

\$3,690,000

A Contemporary Masterpiece on a rare double lot with over 5,300 sqft of living space! With Roxboro Park to the south and direct access to the Elbow River boasting an unparalleled 180-degree panorama view of natural beauty and urban vibrancy. This unique property provides the luxury of direct swimmable access to the Elbow River, seamlessly blending the tranquility of nature with the energy of Calgary's downtown cityscape.

Architectural brilliance designed by Nam Dang-Mitchell, boasts contemporary aesthetics, clean lines and light-filled interiors. Floor-to-ceiling windows adorned with custom blinds and sheers bathe every room in natural light. Opulence permeates every inch of this home, from heated limestone and ceramic tile floors to rich espresso-stained oak cabinetry. Premium materials like Caesarstone, granite and marble grace the countertops, complemented by an array of modern lighting fixtures that delicately adorn the space. At the heart of this residence is a gourmet kitchen featuring elite Gaggenau appliances, marble backsplashes, quartz countertops and a 10-foot quartz island. This space seamlessly flows into a formal dining area and a grand living room, which hides access to an integrated wet bar and entertainment center. Blurring the lines between indoor and outdoor living, the home offers 1,300 sqft of outdoor entertainment space. Whether you're under the louvered, automated shades basking in the warmth of the overhead infrared heaters, or unwinding in the Arctic spa hot tub beside the 8-foot linear gas fireplace, you're treated to awe-inspiring views year-round. Ascending to the second floor, you'll find a master suite that defines luxury living. Wake up to river views, relax in the spa-like ensuite, and access a private terrace with stunning vistas of the river and downtown. This floor also features a sitting area, two home offices, (or extra bedrooms...

Family room 11.33 Ft x 26.83 Ft

Media 13.83 Ft x 20.67 Ft

Bedroom 12.83 Ft x 13.50 Ft

Bedroom 12.50 Ft x 13.00 Ft

Furnace 5.75 Ft x 35.75 Ft

3pc Bathroom .00 Ft x .00 Ft

Kitchen 15.25 Ft x 27.42 Ft

2pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 15.17 Ft x 21.83 Ft

Other 15.00 Ft x 15.25 Ft

Loft 10.25 Ft x 12.00 Ft

Office 11.42 Ft x 17.42 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
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**RE/MAX**

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3pc Bathroom .00 Ft x .00 Ft

Other 9.50 Ft x 11.08 Ft

Living room 15.00 Ft x 18.50 Ft

Dining room 12.08 Ft x 20.33 Ft

Laundry room 8.42 Ft x 9.42 Ft

Bonus Room 16.83 Ft x 25.00 Ft

5pc Bathroom .00 Ft x .00 Ft