



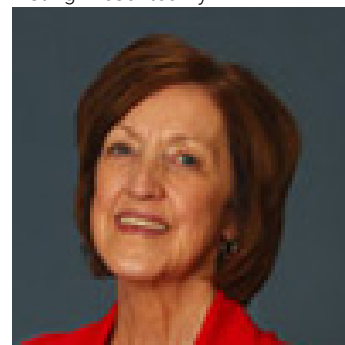
2703 Erlton Street Calgary Alberta

\$1,750,000

This three storey townhome incorporates modern-traditional interior design elements for a sophisticated and timeless aesthetic. Perched upon a hill in one of Calgary's most iconic river communities overlooking the picturesque skyline, this brand new unit is a culmination of high quality materials, thoughtful finishing selections, and grand inclusions. The attached triple car garage and private elevator are characteristic of the many luxurious additions strategically embedded within this home. The main floor layout includes a chef's kitchen with premium panel-ready appliances, dining room, living area with gas fireplace, powder room, wet bar, built-in desk area, main floor balcony with sweeping city views, and an outdoor BBQ deck at the rear. On the second level there are two bedrooms, each with walk-in closets and 4 piece ensuites, along with laundry and a den. The entire third floor is occupied almost entirely by a spacious primary retreat with another gas fireplace, a walk-in-closet, an attached 5 piece ensuite including a steam shower, bidet and in-floor heating, an additional wet bar, and a third level balcony (designed and loaded for a hot-tub) overlooking the city. This intentional floorplan prioritizes comfort and convenience while maximizing utilization of space. Intricate millwork, ornate wall and ceiling mouldings, a textured kitchen island, brush gold accents, 9 foot ceilings, and herringbone hardwood all work together seamlessly to emulate carefully curated beauty. With unrivalled cityscape views, this home is a testament to deluxe inner city living. Notable specifications include: quartz countertops, Spanish porcelain tile, engineered European Oak hardwood, custom designed casing & mouldings, designer light fixtures, LED backlit staircase railings, millwork built-ins, satin brass and matte black hardware, along with rough-ins for speakers, a security s...

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| Den 13.50 Ft x 7.67 Ft | Other 25.67 Ft x 8.83 Ft |
| Bedroom 11.50 Ft x 11.50 Ft | Furnace 11.33 Ft x 8.00 Ft |
| Bedroom 10.50 Ft x 12.42 Ft | Foyer 4.67 Ft x 13.00 Ft |
| 4pc Bathroom Measurements not available | Kitchen 13.17 Ft x 10.83 Ft |
| 4pc Bathroom Measurements not available | Dining room 19.33 Ft x 8.00 Ft |
| Laundry room 8.58 Ft x 4.83 Ft | Living room 19.33 Ft x 12.00 Ft |
| Primary Bedroom 13.83 Ft x 13.33 Ft | 2pc Bathroom Measurements not available |
| 6pc Bathroom 13.50 Ft x 11.25 Ft | Other 20.33 Ft x 10.67 Ft |
| Other 11.00 Ft x 7.67 Ft | |

Listing Presented By:



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