



2441 Erlton Street Calgary Alberta

\$1,210,000

Backing onto the tranquil Elbow River, this beautifully crafted 3 story, 3 bedroom townhouse offers superb downtown views & over 2900 sq ft of developed living space. The main level presents lustrous hardwood floors, high ceilings & crown moulding, showcasing the living room anchored by a feature fireplace & formal dining area with ample space to host a family gathering or elegant dinner party. Just a few steps from the dining area, is the kitchen that's tastefully finished with granite counters, loads of storage space & cozy breakfast nook. A 2 piece bath completes the main level. The second level hosts 2 bedrooms, a 3 piece bath & laundry facilities. The primary retreat with Juliet balcony & river views, boasts plenty of closet space & a private 5 piece ensuite with dual sinks, relaxing corner jetted tub & separate shower. Ascend to the third level that features a loft area with wet bar & access to the rooftop patio with spectacular river views - the perfect space for entertaining. A third bedroom & 3 piece bath are ideal for guests. Basement development includes a flex space, ideal for a home office setup plus direct access to the triple attached tandem underdrive garage. Also enjoy central air conditioning, a west facing deck & back yard with picturesque views of the river & direct access to river walking/biking pathway. The inner-city location can't be beat, close to trendy Mission/4th Street shopping & restaurants, MNP Community & Sports Centre, Stampede Park, downtown & easy access to Macleod Trail. (id:6769)

Loft 21.75 Ft x 13.83 Ft

Bedroom 12.00 Ft x 10.25 Ft

Other 10.50 Ft x 4.25 Ft

3pc Bathroom Measurements not available

Other 17.58 Ft x 13.17 Ft

Furnace 5.33 Ft x 3.92 Ft

Other 17.75 Ft x 11.00 Ft

Dining room 14.67 Ft x 13.67 Ft

Living room 18.17 Ft x 17.33 Ft

Foyer 6.50 Ft x 5.33 Ft

2pc Bathroom Measurements not available

Laundry room 3.92 Ft x 3.00 Ft

Primary Bedroom 17.33 Ft x 15.75 Ft

Bedroom 14.50 Ft x 10.50 Ft

3pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Listing Presented By:



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Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca