



## 2309 Erlton Street Calgary Alberta

\$675,000

Exceptional lifestyle! This beautiful home is a few steps from MNP Sports Centre, a few steps to Elbow River pathway, a few blocks from a plethora of fine restaurants and cafe's on 4th Street, 2 blocks from the LRT, and minutes to downtown. "Nice, but sounds busy" Well, this one has it all as it sits at the end of a quiet tree lined street. Inside, is immaculate! Lovely and open main floor plan that is ideal for a comfortable living and entertaining space. Upstairs is a quiet retreat to large bright bedrooms or your workspace. The walkout level provides storage and access to your attached and heated 2 car garage, and additional carport under the main floor deck space. Furnace and water heater recently replaced. Very rarely do these well managed units come available. (id:6769)

4pc Bathroom 10.83 Ft x 4.92 Ft

4pc Bathroom 8.25 Ft x 7.83 Ft

Primary Bedroom 15.75 Ft x 11.83 Ft

Bedroom 18.08 Ft x 9.92 Ft

Storage 7.75 Ft x 10.42 Ft

Living room 14.75 Ft x 14.58 Ft

Dining room 12.83 Ft x 11.08 Ft

Kitchen 5.75 Ft x 10.42 Ft

Other 12.25 Ft x 5.50 Ft

Furnace 5.17 Ft x 5.50 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate (Mountain View)

<http://www.mealey.ca/>

**RE/MAX Realty Professionals**

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