

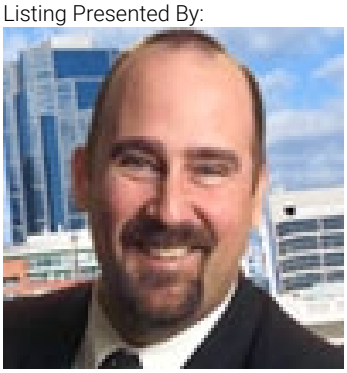
2703 Erlton Street Calgary Alberta

$1,649,900

Enjoy exclusive promotions currently being offered by the builder: 1 year of free condo fees if an offer is received & accepted before Oct 12 th & $10,000 of upgrade credits if an accepted offer received before Sep 30th. 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 full ensuites, along with a large built-in laundry area with sink and shelving, and a versatile den. The third floor is occupied almost entirely by a spacious primary retreat with another gas fireplace, walk-in-closet, an attached 6 piece ensuite including a steam shower, air jetted tub, bidet, make-up vanity and in-floor heating, along with an additional wet bar, and a third level balcony (designed and loaded for a hot-tub) overlooking the city and nearby Elbow River. This intentional floorplan prioritizes comfort and convenience while maximizing utilization of space. Intricate millwork, ornate wall and ceiling mouldings, a curved, ribbed 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 ...

Den 13.42 Ft x 9.50 Ft
Bedroom 13.17 Ft x 12.50 Ft
Bedroom 10.42 Ft x 14.42 Ft
4pc Bathroom 5.50 Ft x 8.17 Ft
3pc Bathroom 5.33 Ft x 8.42 Ft
Laundry room 4.42 Ft x 8.17 Ft
Other 26.33 Ft x 8.83 Ft
Furnace 11.33 Ft x 8.00 Ft
Foyer 4.67 Ft x 12.50 Ft
Kitchen 20.00 Ft x 10.42 Ft
Dining room 20.58 Ft x 7.50 Ft
Living room 21.08 Ft x 12.92 Ft

Listing Presented By:



Originally Listed by:
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Primary Bedroom 15.92 Ft x 13.42 Ft

6pc Bathroom 15.67 Ft x 11.33 Ft

Other 10.92 Ft x 7.67 Ft

2pc Bathroom 4.75 Ft x 5.42 Ft

Other 21.17 Ft x 10.67 Ft

Other 26.00 Ft x 9.00 Ft