



THE
A-TEAM

**RE/MAX
FIRST**

2703 ERLTON Street #2, Calgary T2S 2W4

MLS® #: **A2103761**

Area: **Erlton**

Listing Date: **03/22/24**

List Price: **\$1,750,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Row/Townhouse

City/Town:

Calgary

Year Built:

2025

Lot Information

Finished Floor Area

Abv Sqft:

2,267

Low Sqft:

Ttl Sqft:

2,267

Lot Sz Ar:

Lot Shape:

DOM

58

Layout

Beds:

3 (3)

Baths:

3.5 (3 1)

Style:

3 Storey

Parking

Ttl Park:

3

Garage Sz:

3

Access:

Lot Feat:

Park Feat:

Cul-De-Sac,Gentle Sloping,Landscaped,Views

Triple Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **In Floor,Electric,Fireplace(s),Forced Air,Natural Gas**

Sewer:

Ext Feat: **Balcony,BBQ gas line,Lighting,Rain Gutters**

Construction:

Cement Fiber Board,Metal Siding ,Stucco

Flooring:

Hardwood,Tile

Water Source:

Fnd/Bsm:

Poured Concrete

Kitchen Appl:

Built-In Refrigerator,Dishwasher,Dryer,Garage Control(s),Gas Range,Microwave,Range Hood,Washer,Wine Refrigerator

Int Feat:

Bar,Bookcases,Built-in Features,Central Vacuum,Closet Organizers,Crown Molding,Double Vanity,Elevator,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,See Remarks,Skylight(s),Soaking Tub,Steam Room,Storage,Sump Pump(s),Track Lighting,Walk-In Closet(s),Wet Bar,Wired for Sound

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	13`2" x 10`10"
Living Room	Main	19`4" x 12`0"
Den	Second	13`6" x 7`8"
Bedroom	Second	10`6" x 12`5"
4pc Ensuite bath	Second	
6pc Ensuite bath	Third	13`6" x 11`3"
Furnace/Utility Room	Basement	11`4" x 8`0"
Balcony	Main	20`4" x 10`8"
Laundry	Second	8`7" x 4`10"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	19`4" x 8`0"
2pc Bathroom	Main	
Bedroom	Second	11`6" x 11`6"
4pc Ensuite bath	Second	
Bedroom - Primary	Third	13`10" x 13`4"
Walk-In Closet	Third	11`0" x 7`8"
Foyer	Basement	4`8" x 13`0"
Balcony	Third	25`8" x 8`10"

Condo Fee:
\$325

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG d72

Legal Desc: **2865AC**

Remarks

Pub Rmks: **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 system, power blinds and vacuum system. Situated amongst the natural landscape of the river pathways and surrounded by some of the city's most notable landmarks in the peaceful community of Erlton. Quickly access the shopping and dining opportunities along 4th street, the brand new Convention Centre, Calgary Stampede Grounds, and get to the downtown core in minutes. Expected Completion March 2025. Inquire for a list of customizable and/or upgradable features.**

Inclusions: **Specifications Package able to be modified at this stage.**

Property Listed By: **CIR Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







