



THE
A-TEAM

**RE/MAX
FIRST**

2605 ERLTON Street, Calgary T2S 2W2

MLS® #: **A2112043**

Area: **Erlton**

Listing Date: **03/08/24**

List Price: **\$3,890,000**

Status: **Active**

County: **Calgary**

Change: **-\$98k, 09-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2009**
Lot Information
Lot Sz Ar: **7,642 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,881**
Low Sqft:
Ttl Sqft: **3,881**

DOM

64
Layout
Beds: **4 (2 2)**
Baths: **4.5 (4 1)**
Style: **2 Storey**

Parking

Ttl Park: **5**
Garage Sz: **3**

Access:

Lot Feat: **City Lot,Creek/River/Stream/Pond,Gentle Sloping,No Neighbours Behind,Landscaped,Other,Private,Rectangular Lot,Views**
Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **See Remarks**

Heating: **In Floor,Forced Air**

Sewer:

Ext Feat: **Covered Courtyard,Outdoor Kitchen,Private Entrance,Storage**

Construction:

Stone,Stucco

Flooring:

Ceramic Tile,Hardwood,Stone

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Built-In Electric Range,Built-In Oven,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Washer,Water Conditioner,Window Coverings,Wine Refrigerator**

Int Feat: **Bar,Built-in Features,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Recreation Facilities,See Remarks,Separate Entrance,Vinyl Windows,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	9`6" x 11`1"	Living Room	Main	15`0" x 18`6"
Dining Room	Main	12`1" x 20`4"	Kitchen	Main	15`3" x 27`5"
Bedroom - Primary	Upper	15`2" x 21`10"	Walk-In Closet	Upper	15`0" x 15`3"
Loft	Upper	10`3" x 12`0"	Bedroom	Upper	11`5" x 17`5"
Laundry	Upper	8`5" x 9`5"	Bonus Room	Upper	16`10" x 25`0"

Family Room
Bedroom
Furnace/Utility Room
5pc Ensuite bath
3pc Ensuite bath

Basement
Basement
Basement
Upper
Basement

11`4" x 26`10"
12`10" x 13`6"
5`9" x 35`9"
15`5" x 25`5"
5`0" x 9`0"

Media Room
Bedroom
2pc Bathroom
3pc Bathroom
3pc Bathroom

Basement
Basement
Main
Upper
Basement

13`10" x 20`8"
12`6" x 13`0"
4`10" x 7`4"
7`7" x 8`5"
7`1" x 7`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2865AC

Zoning:
R-C2

Remarks

Pub Rmks:

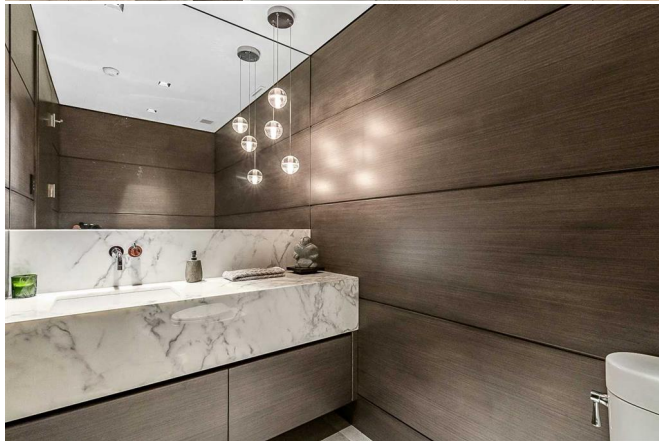
A Contemporary Masterpiece on a rare double lot with over 5,300 sqft of living space! With Roxboro Park to the south and direct access to the Elbow River boasting an unparalleled 180-degree panorama view of natural beauty and urban vibrancy. This unique property provides the luxury of direct swimmable access to the Elbow River, seamlessly blending the tranquility of nature with the energy of Calgary's downtown cityscape. Architectural brilliance designed by Nam Dang-Mitchell, boasts contemporary aesthetics, clean lines and light-filled interiors. Floor-to-ceiling windows adorned with custom blinds and sheers bathe every room in natural light. Opulence permeates every inch of this home, from heated limestone and ceramic tile floors to rich espresso-stained oak cabinetry. Premium materials like Caesarstone, granite and marble grace the countertops, complemented by an array of modern lighting fixtures that delicately adorn the space. At the heart of this residence is a gourmet kitchen featuring elite Gaggenau appliances, marble backsplashes, quartz countertops and a 10-foot quartz island. This space seamlessly flows into a formal dining area and a grand living room, which hides access to an integrated wet bar and entertainment center. Blurring the lines between indoor and outdoor living, the home offers 1,300 sqft of outdoor entertainment space. Whether you're under the louvered, automated shades basking in the warmth of the overhead infrared heaters, or unwinding in the Arctic spa hot tub beside the 8-foot linear gas fireplace, you're treated to awe-inspiring views year-round. Ascending to the second floor, you'll find a master suite that defines luxury living. Wake up to river views, relax in the spa-like ensuite, and access a private terrace with stunning vistas of the river and downtown. This floor also features a sitting area, two home offices, (or extra bedrooms) and a flexible exercise room. A spacious and practical laundry room adds convenience to this luxurious second level. The lower level is a haven for entertainment, with an audio theater room, games room, chic wet bar and two additional bedrooms, each with its own 3-piece bathroom. With advanced home systems and robust construction, this property offers peace of mind. A steel-reinforced concrete foundation, 12-zone in-floor heating, water filtration, air purification, and separate air conditioning ensure comfort and health. A backup generator, air compressor system, exterior snowmelt, security systems, inground irrigation and a state-of-the-art Creston unified home automation system provide convenience and security. This remarkable home is an ode to luxury, where nature meets modernity, and every detail exudes opulence and comfort. Enjoy the rare privilege of river access and the serene embrace of nature, all within Calgary's dynamic urban landscape. 2605 Erlton Street is a property of uncompromised elegance and a lifetime investment - Call for your private showing today!

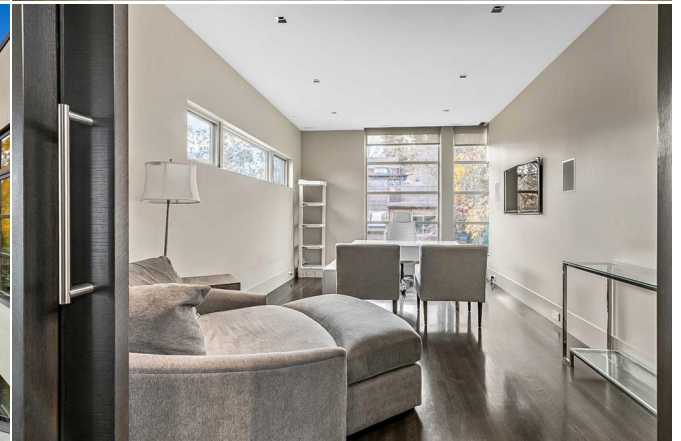
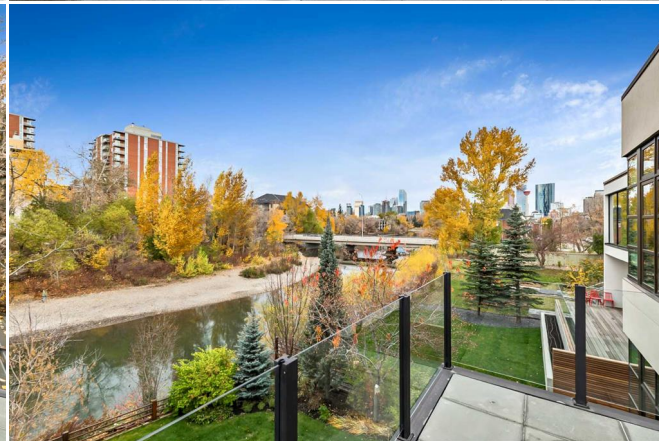
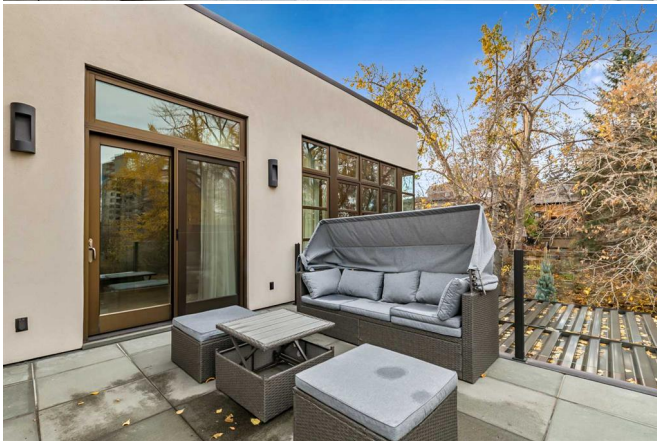
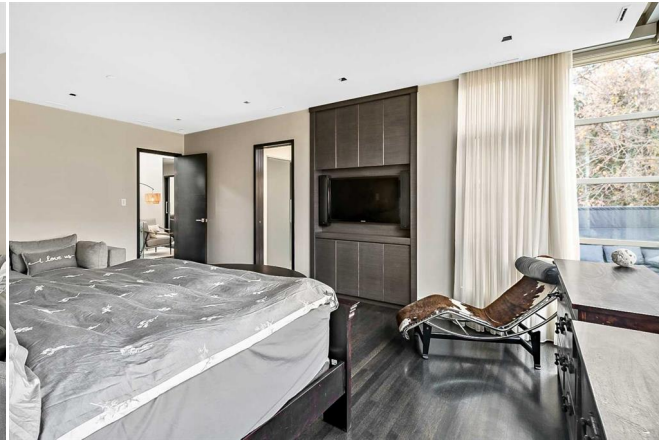
Inclusions:
Property Listed By:

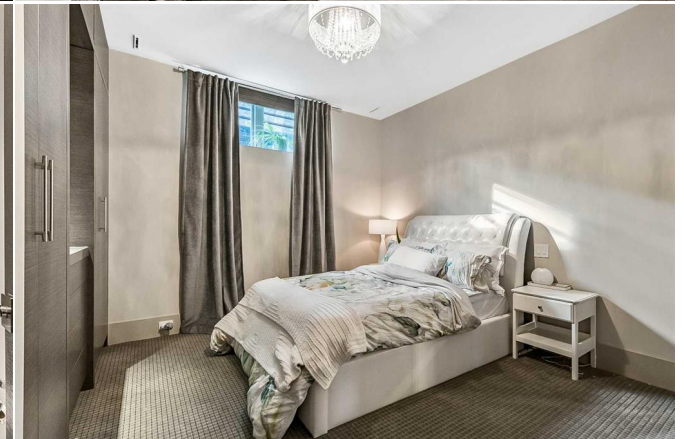
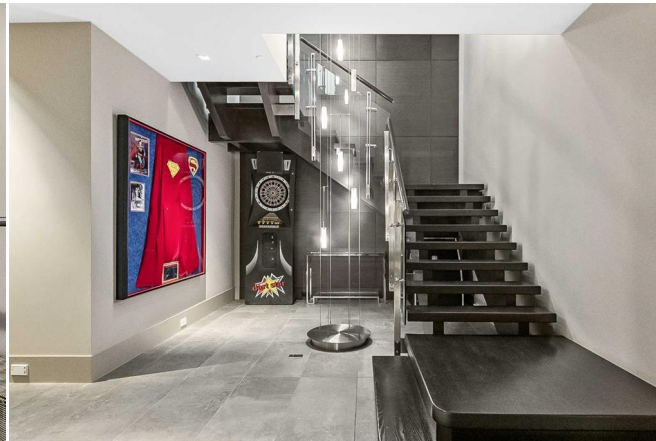
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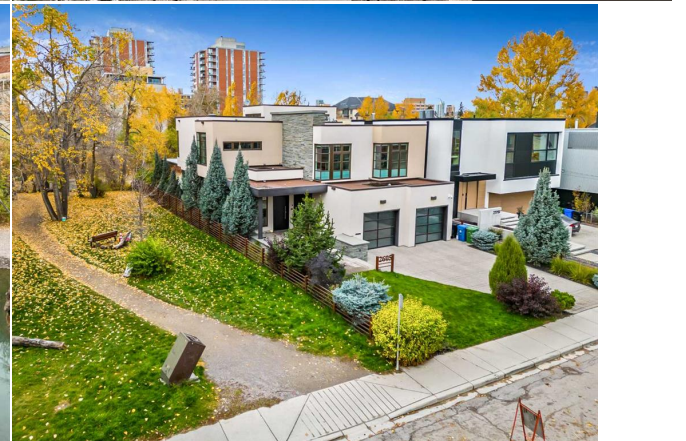
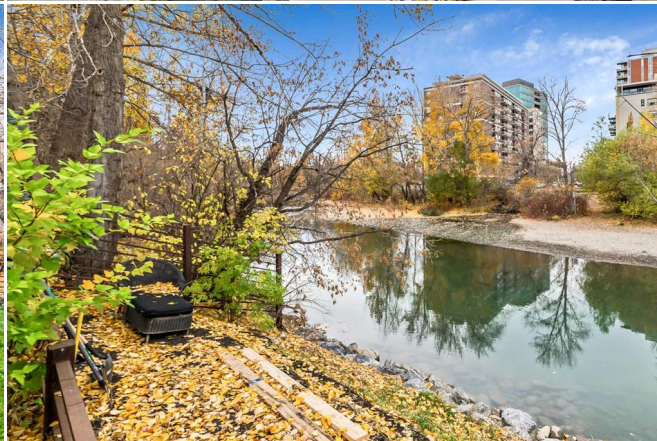
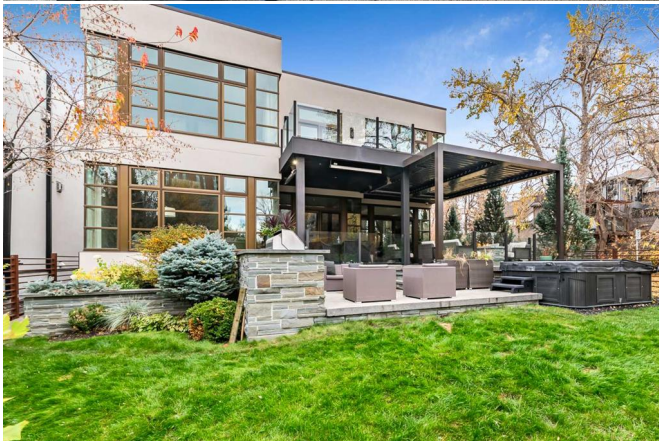
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













GROSS AREA 3605 Eriton Street SW - Calgary
MAIN LEVEL: 1862.12 Sqft, UPPER LEVEL: 2199.25 Sqft
BASEMENT: 1879 Sqft, GARAGE: 759 K2 Sqft
TOTAL: 3681.37 Sqft