



THE
A-TEAM

**RE/MAX
FIRST**

20 ERLTON Terrace, Calgary T2S 3E8

MLS®#: **A2178626**

Area: **Erlton**

Listing Date: **11/14/24**

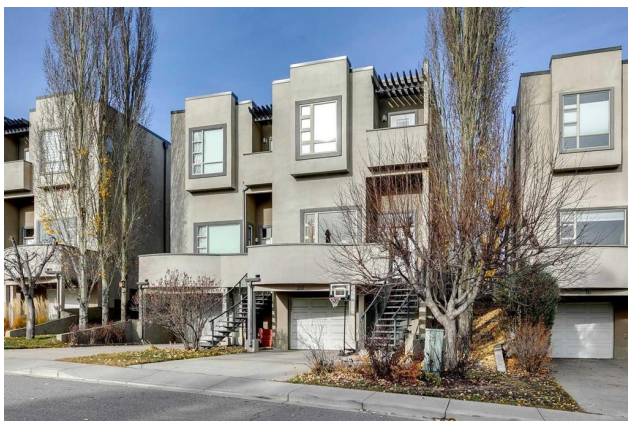
List Price: **\$699,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Calgary**
Year Built: **2002**

Lot Information
Lot Sz Ar: **2,895 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Cul-De-Sac,Lawn,Low Maintenance Landscape,Interior Lot,No Neighbours Behind,Rectangular Lot**

Park Feat: **Double Garage Attached,Front Drive,Garage Door Opener,Tandem**

Finished Floor Area
Abv Sqft: **1,787**
Low Sqft:
Ttl Sqft: **1,787**

DOM

6
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **3 Level Split,Side by Side**

Parking
Ttl Park: **3**
Garage Sz: **2**

Utilities and Features

Roof: **Membrane**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Central Vacuum,Chandelier,Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	10`11" x 19`8"
Dining Room	Second	12`7" x 11`2"
4pc Bathroom	Upper	8`3" x 4`11"
Bedroom	Upper	9`0" x 12`5"
Bedroom - Primary	Upper	18`4" x 13`8"
Furnace/Utility Room	Basement	6`6" x 9`9"

Room	Level	Dimensions
2pc Bathroom	Second	8`3" x 4`11"
Kitchen	Second	18`0" x 15`3"
4pc Ensuite bath	Upper	6`7" x 8`5"
Bedroom	Upper	8`10" x 14`4"
Den	Basement	10`9" x 9`9"
Storage	Basement	2`11" x 3`9"

Legal/Tax/Financial

Condo Fee:
\$160

Title:
Fee Simple
Fee Freq:
Annually

Zoning:
M-CG

Legal Desc: **0312563**

Remarks

Pub Rmks: **The Vista's of Erlton are a collection of 10 architecturally designed townhomes that offer views toward the downtown core while being surrounded by green-space. Located on Erlton Terrace, a quiet no-thru road, the area enables easy walking distance to the shops & restaurants on 4th St, downtown, numerous walking/running pathways, & is just a few minutes walk to the LRT. This well-designed & updated property features a large living room with 12+ ft ceilings & newer South facing windows allowing for an abundance of natural light; the South facing deck off the great room is perfect for enjoying the sunny exposure. The spacious kitchen has been updated with white cabinets & new backsplash, giving the space a contemporary feel & is equipped with granite counters, stainless-steel appliances (including induction cook-top) & features a large center island, ideal for entertaining. The convenient corner pantry provides ample storage. Enjoy the view from the kitchen area out to the spacious & private backyard; the size of which is a rarity for this type of property (indeed the property is 120 feet deep). The spacious dining area overlooks the sunken living room & is perfect for hosting larger dinner gatherings. A discreet powder room completes the main floor. Upstairs are 3 large bedrooms including the spacious primary bedroom with large South facing windows, a private South facing deck, a separate sitting area, ensuite, & walk-in-closet. The good sized 2nd & 3rd bedrooms enjoy views of the downtown core. An additional full bathroom & cozy office space complete the upper. The lower level offers a gym/flex room (currently used as a 4th bedroom), storage area & laundry & leads to the attached DOUBLE CAR (tandem) garage. There is extra parking for 2 cars on the driveway. Roof new in 2017, NO MONTHLY CONDO FEES, this property presents great value for inner city living. Call for more information!**

Inclusions:
Property Listed By: **Water Softener and Central Vac included "as-is"
RE/MAX First**

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



