



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2632 ERLTON Street, Calgary T2S 3W6**

MLS®#: **A2187292**

Area: **Erlton**

Listing Date: **01/22/25**

List Price: **\$899,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2024**

Finished Floor Area

Abv Sqft: **1,794**  
Low Sqft:  
Ttl Sqft: **1,794**

DOM

**8**  
Layout  
Beds: **4 (3 1 )**  
Baths: **4.5 (4 1)**  
Style: **3 Storey**

Lot Information

Lot Sz Ar: **1,050 sqft**  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz: **1**

Access:

Lot Feat: **Creek/River/Stream/Pond,Low Maintenance Landscape,Interior Lot,Landscaped**  
Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Fireplace(s),Forced Air**  
Sewer:  
Ext Feat: **Playground,Private Entrance**

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

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave,Range Hood,Refrigerator,Washer**  
Int Feat: **Closet Organizers,Double Vanity,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Vinyl Windows,Walk-In Closet(s),Wired for Data**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>36`1" x 35`0"</b>
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>44`10" x 44`10"</b>
<b>Pantry</b>	<b>Main</b>	<b>16`2" x 19`8"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>36`1" x 36`1"</b>
<b>Bedroom</b>	<b>Second</b>	<b>33`8" x 28`2"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>16`5" x 32`0"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Dining Room</b>	<b>Main</b>	<b>41`3" x 30`11"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>16`8" x 19`8"</b>
<b>Entrance</b>	<b>Main</b>	<b>21`1" x 21`7"</b>
<b>6pc Ensuite bath</b>	<b>Second</b>	<b>15`10" x 53`7"</b>
<b>Bedroom</b>	<b>Second</b>	<b>31`5" x 28`2"</b>
<b>Laundry</b>	<b>Second</b>	<b>11`3" x 10`5"</b>

**4pc Bathroom  
Bedroom  
Family Room**

**Third  
Basement  
Basement**

**15`10" x 27`4"  
28`9" x 33`1"  
37`9" x 63`2"**

**Office  
4pc Bathroom  
Furnace/Utility Room**

**Third  
Basement  
Basement**

**36`1" x 41`3"  
18`7" x 26`6"  
24`10" x 33`8"**

Legal/Tax/Financial

Condo Fee:  
**\$249**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-CG**

Legal Desc: **2411365**

Remarks

Pub Rmks: **Location! Location! location! Welcome to this luxury home of Upper Mission!!! This Brand New Inner-City Middle unit faces West and fronts onto Erlton Street and consists of rare 4 bedrooms, 4.5 baths, spans a total of 2308 sq.ft of architectural living space across 4 levels plus one roof top patio outdoor entertaining areas of an additional 148 sq.ft. Each floor are flooded with amazing natural light. The open concept main floor is contemporary, morden and inviting. Upgraded kitchen with custom soft closing drawers, stainless steel appliances and a spacious pantry. The large quartz central island is a chef's and entertainers dream. There is a large, private deck with gas hook-up perfect for entertaining. Up to the second floor there is a giant primary bedroom with ensuite and walk-in closet, there are 2 more good sized secondary bedrooms with a bright 3-piece bathroom and a laundry room that will make doing laundry feel easy. The third level is loaded with one bedroom/Flex room, 3 piece full bathroom and huge rooftop patio acting as a perfect getaway to marvel at the epic city views. The basement was fully developed with a rec room area plus a large bedroom and another bright 4-piece bathroom. The detached garage is finished, painted. Highlights include 9 ft ceilings, 8 ft doors, This home has an incredible walk score with close proximity to the LRT, MNP Rec Centre, the Saddledome & Stampede grounds, walkable to the Elbow River & extensive trail system, Stanley Park, 4th Street restaurants, bars and shops, grocery and is a quick drive to downtown & main arteries to get anywhere you need to in or away from City.**

Inclusions: **N/A**  
Property Listed By: **TrustPro Realty**

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









