



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**

Lot Information

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

Finished Floor Area

Abv Sqft: **1,794**

Low Sqft:

Ttl Sqft: **1,794**

DOM

47

Layout

Beds: **4 (3 1)**

Baths: **4.5 (4 1)**

Style: **3 (or more) Storey**

Parking

Ttl Park: **1**

Garage Sz: **1**

Access:

Lot Feat: **Creek/River/Stream/Pond,Interior Lot,Landscaped,Low Maintenance Landscape**
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>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	36`1" x 35`0"	Dining Room	Main	41`3" x 30`11"
Kitchen With Eating Area	Main	44`10" x 44`10"	2pc Bathroom	Main	16`8" x 19`8"
Pantry	Main	16`2" x 19`8"	Entrance	Main	21`1" x 21`7"
Bedroom - Primary	Second	36`1" x 36`1"	6pc Ensuite bath	Second	15`10" x 53`7"
Bedroom	Second	33`8" x 28`2"	Bedroom	Second	31`5" x 28`2"
4pc Bathroom	Second	16`5" x 32`0"	Laundry	Second	11`3" x 10`5"

**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: **OPEN HOUSE SATURDAY (Feb 1) 1:00-4:00PM. 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:
Property Listed By: **N/A
TrustPro Realty**

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









