

# \$789,900 - 2311 Erlton Street Sw, Calgary

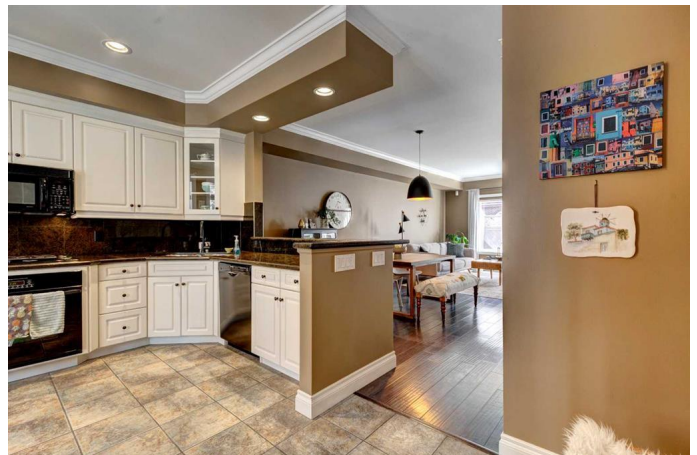
MLS® #A2208700

## \$789,900

3 Bedroom, 3.00 Bathroom, 1,905 sqft  
Residential on 0.03 Acres

Erlton, Calgary, Alberta

Nestled on a peaceful, tree-lined street in the heart of Erlton, this elegant three-bedroom townhouse in the coveted Riverrun 1 complex blends timeless sophistication with an exceptional location, offering nearly 2000 square feet above grade. Just steps from Missionâ€™s vibrant cafes, restaurants, and shopping, a short walk to the Talisman Centre, and a quick jaunt into downtown Calgary, it provides the best of urban living with a serene retreat-like feel. The classic brick exterior welcomes you into a refined interior, featuring newer engineered hardwood floors throughout the entire main level, where an open-concept layout showcases high-end appliances, a breakfast bar, and a seamless flow into the dining and living areas, anchored by a gas-burning fireplace and opening onto a west-facing patio with a power awning. The second level houses two spacious bedrooms, a renovated five-piece bathroom with a stylish quartz countertop, and conveniently located laundry for added practicality. The entire third floor is a luxurious primary retreat, complete with a four-piece ensuite, a walk-in closet, and a charming balcony offering a private outdoor escape. This three-bedroom gem also includes a developed basement with a two-piece ensuite and ample storage, a heated double attached garage, central air conditioning, and a built-in vacuum system with attachments. Combining upscale finishes and a picturesque setting, this townhouse is a standout in one of Calgaryâ€™s most desirable neighborhoods.



Built in 1999

## Essential Information

MLS® #	A2208700
Price	\$789,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,905
Acres	0.03
Year Built	1999
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

## Community Information

Address	2311 Erlton Street Sw
Subdivision	Erlton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 2V7

## Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Built-in Features, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Open Floorplan, See Remarks
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave Hood Fan, Refrigerator, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Landscaped, Low Maintenance Landscape, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Brick, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 5th, 2025
Days on Market	13
Zoning	M-CG

### Listing Details

Listing Office	Real Estate Professionals Inc.
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