



2, 2703 Erlton Street SW  
Calgary, Alberta

MLS # A2281084



**\$1,669,000**

<b>Division:</b>	Erlton		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	2,403 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Triple Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Gentle Sloping, Landscaped, Views		

<b>Heating:</b>	In Floor, Electric, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 325
<b>Basement:</b>	Other	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Metal Siding , Stucco	<b>Zoning:</b>	M-CG d72
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bookcases, Built-in Features, Closet Organizers, Crown Molding, Double Vanity, Elevator, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Skylight(s), Soaking Tub, Steam Room, Storage, Sump Pump(s), Track Lighting, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	Bar Fridge, Built-In Refrigerator, Central A/C, Dishwasher, Dryer, Elevator, Garage Controls/Garage Door Opener, Humidifier, Gas Range, Microwave, Range Hood, Washer, Wine Refrigerator		

Fall in love at our Open Houses Saturday May 2nd 11AM-1PM & Sunday May 3rd 12-2PM. This three storey townhome incorporates modern-traditional interior design elements for a sophisticated and timeless aesthetic. Perched upon a hill in one of Calgary's most iconic river communities overlooking the picturesque skyline, this brand new unit is a culmination of high quality materials, thoughtful finishing selections, and grand inclusions. The attached triple car garage and private elevator are characteristic of the many luxurious additions strategically embedded within this home. The main floor layout includes a chef's kitchen with premium panel-ready appliances, dining room, living area with gas fireplace, powder room, wet bar, built-in desk area, main floor balcony with sweeping city views, and an outdoor BBQ deck at the rear. On the second level there are two bedrooms, each with walk-in closets and full ensuites, along with a large built-in laundry area with sink and shelving, and a versatile den. The third floor is occupied almost entirely by a spacious primary retreat with another gas fireplace, walk-in-closet, an attached 6 piece ensuite including a steam shower, air jetted tub, bidet, make-up vanity and in-floor heating, along with an additional wet bar, and a third level balcony (designed and loaded for a hot-tub) overlooking the city and nearby Elbow River. This intentional floorplan prioritizes comfort and convenience while maximizing utilization of space. Intricate millwork, ornate wall and ceiling mouldings, a curved, ribbed kitchen island, brush gold accents, 9 foot ceilings, and herringbone hardwood all work together seamlessly to emulate carefully curated beauty. With unrivalled cityscape views, this home is a testament to deluxe inner city living. Notable specifications include: quartz countertops, Spanish porcelain tile, engineered European Oak hardwood, custom designed

casing/mouldings, designer light fixtures, LED backlit built-in bookcase, millwork built-ins, satin brass and matte black hardware, European style tilt and turn windows with ticker individual panes of glass, along with rough-in for a security system. The expansive epoxy finished garage also includes EV rough-in, a built-in closet space to be used as a mudroom, and the flexibility to convert a large portion at the rear into a home gym or workshop area in lieu of a third vehicle. This home is situated amongst the natural landscape of the river pathways and surrounded by some of the city's most notable landmarks in the peaceful community of Erlton. Quickly access the shopping and dining opportunities along 4th street, the brand new Convention Centre, Calgary Stampede Grounds, and get to the downtown core in minutes.