



GRASSROOTS

REALTY GROUP

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**10 Erlton Terrace SW
Calgary, Alberta**

MLS # A2306330



\$799,900

Division:	Erlton		
Type:	Residential/Four Plex		
Style:	5 Level Split		
Size:	1,569 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Driveway, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Fruit Tre		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, See Remarks	Sewer:	-
Roof:	Asphalt, Flat	Condo Fee:	\$ 200
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wired for Sound		
Inclusions:	None		

This modern end-unit bareland townhome offers a rare inner-city lifestyle in Erlton, tucked on a peaceful cul-de-sac above the Elbow River and bordering Parkhill and Rideau. With skyline views, a landscaped fenced yard backing onto park-like green space, no pet restrictions, and low condo costs, it delivers the privacy of a detached home with the ease of urban townhome living. Inside, dramatic 13-foot loft-style ceilings create a bright, open volume rarely found in townhomes. Nine-foot ceilings through other above-grade spaces add to the airy feel, while clean lines, LED pot lighting, and thoughtful details create a refined modern aesthetic. Birch hardwood runs through the living room, kitchen, stairwell, and upper den, complemented by cherry cabinetry, limestone, and new carpet for a warm Scandinavian-inspired palette. The kitchen is designed for daily function and entertaining. Miele appliances include a built-in refrigerator, induction range with waterline, dishwasher, and hood fan. Solid cherry cabinetry, dovetailed pot drawers, soft-close hardware, a pantry, quartzstone counters, and a granite island combine craftsmanship with durable elegance. A kitchen fireplace adds warmth for coffee and dinners. With 2 bedrooms, a den, and a flexible lower-level room, the home offers space for an office, media room, gym, or retreat. Four bathrooms provide convenience. The powder room has a granite counter and vessel sink, while additional bathrooms offer quartz counters. The primary ensuite includes a 6-foot soaker tub and limestone flooring, also found in the entry and upstairs bath. The basement ensuite has a tiled shower, and two lower-level windows keep the space bright. Comfort, privacy, and sound control are standout features. Bedrooms have been acoustically treated with layered drywall and viscoelastic sound-dampening materials. The

lower-level flex room works as a sound-treated media or listening room, guest space, retreat, or gym. Central air conditioning and an oversized hot water heater enhance comfort. The home is wired for sound in the media room, living room, kitchen, primary suite, and den, with B&W in-ceiling speakers. An attached garage offers storage, and the driveway fits two more vehicles. Outdoor living is exceptional. The landscaped backyard backs onto green space with downtown views. Four decks and balconies provide places to relax, entertain, garden, enjoy coffee, or take in the urban landscape. Flowering crab apple and chokecherry trees, plus perennials, create a lush private retreat. With no pet restrictions and low condo costs, this bareland townhome offers flexibility, control, and value difficult to find in Calgary's inner city. The location is unmatched: steps from Elbow River pathways, dog parks, LRT, Fourth Street restaurants, Stampede Grounds, Flames games, Mission, downtown, parks, transit, dining, and shopping. Peaceful, and connected, this Erlton residence offers luxury, convenience, and outdoor space in a desirable Calgary setting.