



\$ 3,500,000.00

2605 ERLTON STREET SW CALGARY

<https://paulbrinton.com>

An architectural masterpiece on a 50x150' lot alongside a park and the Elbow River. This breathtaking home offers over 5,600sq.ft of luxury living space by Nam Dang-Mitchell interiors, 1,300sq.ft of outdoor terraces, and an extensively landscaped yard. Features include heated limestone, solid white oak & ceramic tile floors; Caesar Stone,...

- 3 beds
- 5 baths
- Detached
- Residential
- Active

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BASIC FACTS

Style: 2 Storey

MLS ® #: A1081610

Type: Detached

Bedrooms: 3

Baths Half: 1

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-11-25 11:28:14

Bathrooms: 5

Bedrooms Above Grade: 1

Date added: 08/08/21

Two Piece Bath: 1

Lot size: 7642 sq ft

Year built: 2009

Parking: Aggregate, Concrete Driveway, Garage Faces Front, Heated Driveway, Heated Garage, Triple Garage Attached, Workshop in Garage

PROPERTY FEATURES

Garage YN: Yes

Fireplace: 1

Water Source: Public

Community Features:
Park, Playground, Pool

Fencing: Fenced

Cooling: Central Air

Total Parking: 5

Flooring: Ceramic Tile, Hardwood, Stone

Fireplace Features: Gas, Living Room, Mantle, Stone

Exterior Features: Built-in Barbecue, Outdoor Kitchen, Private Yard

District: CAL Zone CC

Inclusions: Alarm system



Interior Features:

Bar,Bookcases,Breakfast
 Bar,Built-in Features,Central
 Vacuum,Chandelier,Closet
 Organizers,Double
 Vanity,French Door,Granite
 Counters,High Ceilings,Kitchen
 Island,No Animal Home,No
 Smoking Home,Open
 Floorplan,Pantry,Recessed
 Lighting,Skylight(s),Smart
 Home,Soaking Tub,Stone
 Counters,Storage,Walk-In
 Closet(s),Wet Bar,Wired for
 Data,Wired for Sound

Lot Features:

Back Yard,Backs on to Park/Green
 Space,Environmental Reserve,Fruit
 Trees/Shrub(s),Lawn,Landscaped,Level,Private,Rectangular
 Lot,See Remarks,Views,Waterfront

Roof Type: See Remarks**Heating Type:** In Floor,Forced Air,Natural Gas**PROPERTY INFORMATION****Basement:** Finished, Full**Levels:** Two**Laundry features:** Laundry Room, Sink,
Upper Level**Zoning:** R-C2**Transaction Type:** For Sale**List Price Square Foot:** \$ 897.44**Title Land:** Fee Simple**Photo Count:** 47**Rooms Above Grade:** 7**Construction Materials:**

Stone,Stucco,Wood Frame

Suite: Suite - None**Foundation:** Poured Concrete**Frontage Metres:** 15.24M 50`0"**Appliances:** Dishwasher,Dryer,Electric
Stove,Garage Control(s),Oven-Built-In,Range
Hood,Refrigerator,Washer,Water
Conditioner,Window Coverings,Wine
Refrigerator**Living Area SF:** 3900.00**Subdivision Name:** Erlton

Structure Type: House

Lot Size Acres: 0.18

