

# \$895,000 - 2332 Erlton Place Sw, Calgary

MLS® #A2251361

**\$895,000**

3 Bedroom, 2.00 Bathroom, 1,902 sqft

Residential on 0.03 Acres

Erlton, Calgary, Alberta

Welcome to this beautifully maintained 3-storey brick townhome in the heart of Erlton, offering over 2,000 sq. ft. of finished living space, 3 bedrooms and an unbeatable inner-city location. From the charming curb appeal with its classic brick façade to the light-filled interior, this home blends timeless elegance with modern updates. The main floor features a spacious living/dining room with a gas fireplace and large windows overlooking the private balcony. The bright kitchen is a chef's delight with granite counters, stainless steel appliances, a gas cooktop with built in oven, and a cozy breakfast nook framed by bay windows.

Upstairs you'll find two generous bedrooms, a full 5-piece bathroom (cheater ensuite), and convenient laundry. The top level (3rd Floor) is dedicated to the primary retreat, complete with vaulted ceilings, a walk-in closet, a 4-piece spa-like ensuite, and a west facing private balcony perfect for morning coffee or an evening glass of wine.

The fully finished lower level offers a family room with wine room, plenty of storage, and direct access to the attached double garage. Upgrades include: humidifier, air conditioner, water softener, high efficiency furnace, heated garage, blackout blinds. Also includes: murphy bed, projector theatre system. Enjoy warm summer days on your sunny patio or take a short stroll to the river pathways, MNP Community and Sport Centre, Stampede Park, and the shops and restaurants of Mission.



With quick access to transit and downtown, this is the ideal home for those seeking low-maintenance luxury living in a prime location.

Built in 1999

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2251361      |
| Price          | \$895,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,902         |
| Acres          | 0.03          |
| Year Built     | 1999          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 2332 Erlton Place Sw |
| Subdivision | Erlton               |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2S 2Z4              |

**Amenities**

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

**Interior**

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                                 |
| Appliances        | Dishwasher, Dryer, Refrigerator, Washer, Built-In Oven, Gas Cooktop, Humidifier |

|                 |                         |
|-----------------|-------------------------|
| Heating         | Forced Air, Natural Gas |
| Cooling         | Central Air             |
| Fireplace       | Yes                     |
| # of Fireplaces | 2                       |
| Fireplaces      | Gas                     |
| Has Basement    | Yes                     |
| Basement        | Finished, Partial       |

**Exterior**

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Balcony                    |
| Lot Description   | Back Lane, Low Maintenance |
| Roof              | Asphalt Shingle            |
| Construction      | Wood Frame, Brick, Stucco  |
| Foundation        | Poured Concrete            |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 25th, 2025 |
| Days on Market | 11                |
| Zoning         | M-CG d87          |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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