

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

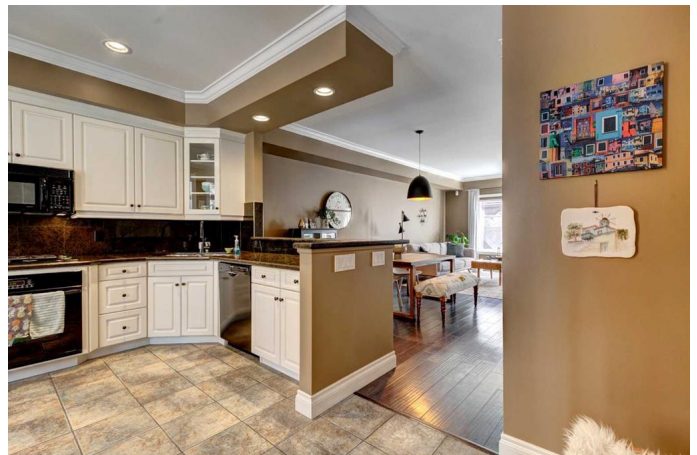
MLS® #A2208700

## \$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 | 17              |
| Zoning         | M-CG            |

### Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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