

\$850,000 - 2346 Erlton Place Sw, Calgary

MLS® #A2241637

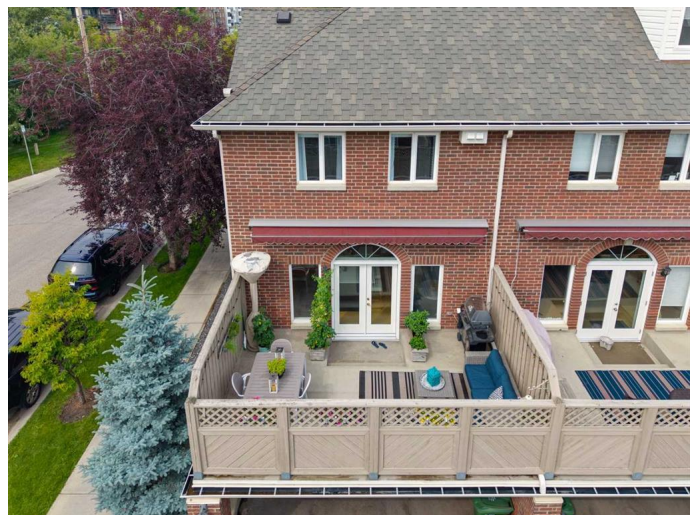
\$850,000

3 Bedroom, 2.00 Bathroom, 1,458 sqft

Residential on 0.03 Acres

Erlton, Calgary, Alberta

Welcome to 2346 Erlton Place SW - Tucked away in a peaceful enclave, this MAGAZINE WORTHY, INNER-CITY GEM combines timeless BROWNSTONE architecture with over \$150,000 in thoughtful renovations and design upgrades. This stunning CORNER UNIT stands apart from the rest, offering unparalleled NATURAL LIGHT, extra PRIVACY with RIVER VIEWS through the park across the street, and a functional layout that maximizes every inch of space. Step inside to discover an ELEGANT & EFFICIENT floor plan enhanced by four additional side windows that flood each floor with sunshine throughout the day. The home's south-corner orientation ensures light pours in from the South, East and West while the sun-drenched patio with MOTORIZED AWNING remains bright well into the summer evenings and is perfect for your urban garden with space for outdoor dining and socializing. No detail has been overlooked in the DESIGNER-CURATED INTERIOR. The commercial-grade custom kitchen is a chef's dream featuring SOFT-CLOSE CABINETRY, pull-out spice and pantry drawers, a sleek appliance garage, and PREMIUM APPLIANCES including a 36" DUAL FUEL BERTAZZONI RANGE, FISHER PAYKEL counter-depth French door fridge, and BOSCH dishwasher. A CUSTOM STORAGE ISLAND and cozy breakfast nook with BUILT-IN BANQUETTE seating add both function and charm. The open main floor features new MAPLE HERRINGBONE



HARDWOOD flooring, GAS FIREPLACE with CUSTOM BUILT-INS, HUNTER DOUGLAS WINDOW SHUTTERS, designer lighting. The upper level has been thoughtfully designed to offer three bedrooms and two LUXURIOUS DESIGNER BATHROOMS, each with DOUBLE VANITIES and flooded with natural light, HEATED FLOORS, a plethora of storage. The SANCTUARY-LIKE primary suite boasts custom CALIFORNIA CLOSETS plus another standalone closet. Laundry also resides on the upper floor. The lower level is home to more great storage spaces including a DOUBLE ATTACHED GARAGE with utility sink. This exclusive offering meshes the perfect combination of walkability, lifestyle yet solitude. Steps from the Elbow River Pathway, Lindsay Park, and the MNP Community & Sports Centre. The location also offers easy access to the Saddledome, Stampede Park, and the vibrant arts and entertainment districts of Mission, 1st Street, and 17th Avenue – not to mention convenient LRT transit and walkability to most downtown office buildings, groceries, cafes, schools, and medical services. It really doesn't get much better than this!

Built in 1999

Essential Information

MLS® #	A2241637
Price	\$850,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,458
Acres	0.03
Year Built	1999
Type	Residential
Sub-Type	Row/Townhouse

Style	2 Storey
Status	Active

Community Information

Address	2346 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	Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub, Stone Counters, Sump Pump(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Oven, Range, Refrigerator, Stove(s), Washer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, See Remarks
Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	BBQ gas line, Awning(s)
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Brick, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 24th, 2025
-------------	-----------------

Days on Market	7
Zoning	M-CG d87

Listing Details

Listing Office	Royal LePage Solutions
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.