



GRASSROOTS
REALTY GROUP

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2332 Erlton Place SW
Calgary, Alberta

MLS # A2251361



\$895,000

Division:	Erlton		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,902 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 574
Basement:	Finished, Partial	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-CG d87
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: NA

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 facade 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.