



**GRASSROOTS**  
REALTY GROUP

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**2421 Erlton Street SW**  
**Calgary, Alberta**

**MLS # A2280148**



**\$1,195,000**

|                  |                                                                            |               |                   |
|------------------|----------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Erlton                                                                     |               |                   |
| <b>Type:</b>     | Residential/Five Plus                                                      |               |                   |
| <b>Style:</b>    | 3 (or more) Storey                                                         |               |                   |
| <b>Size:</b>     | 2,442 sq.ft.                                                               | <b>Age:</b>   | 2000 (26 yrs old) |
| <b>Beds:</b>     | 3                                                                          | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Driveway, Front Drive, Garage Faces Front, Triple Garage Attached          |               |                   |
| <b>Lot Size:</b> | 0.04 Acre                                                                  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Few Trees, Interior Lot, Landscap |               |                   |

|                    |                                                                                                                                                                                                                                                    |                   |          |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|----------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                                                                                                                                            | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                                                                                                                                                                                                     | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | Rolled/Hot Mop                                                                                                                                                                                                                                     | <b>Condo Fee:</b> | \$ 550   |
| <b>Basement:</b>   | Partial                                                                                                                                                                                                                                            | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Brick, Stone, Wood Frame                                                                                                                                                                                                                           | <b>Zoning:</b>    | M-CG d72 |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                                                                                                    | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s) |                   |          |
| <b>Inclusions:</b> | None                                                                                                                                                                                                                                               |                   |          |

Set within the prestigious Riverrun complex, this elegant brownstone enjoys a coveted position along the banks of the Elbow River in Calgary's desirable inner-city community of Erlton. This sophisticated home offers a distinguished open-concept main floor with gleaming hardwood floors, soaring ceilings, intricate crown moulding, and a striking gas fireplace framed by a carved mantle and custom built-ins. Double French doors lead to a stunning private deck and beautifully landscaped green space that backs directly onto the river. The kitchen is a true classic, featuring rich cherry cabinetry, stainless steel appliances including a gas cooktop, a centre island with breakfast bar, and a sunlit nook—ideal for leisurely morning coffees. A powder room completes the main level. Upstairs, two spacious bedrooms each offer their own ensuite bathrooms, generous closets, and plenty of natural light. The top floor is devoted to the decadent primary suite, complete with a luxurious 5-piece ensuite, walk-in closet, and a private balcony—perfect for peaceful mornings or starry evenings. Set in one of Calgary's most charming and walkable neighbourhoods, you're just steps from river pathways, Lindsay Park, the MNP Community & Sport Centre, the Stampede grounds, C-Train access, and the shops and restaurants of Mission. This is a rare opportunity to own a timeless home in an irreplaceable location.