

# \$1,769,000 - 3, 2703 Erlton Street Sw, Calgary

MLS® #A2245984

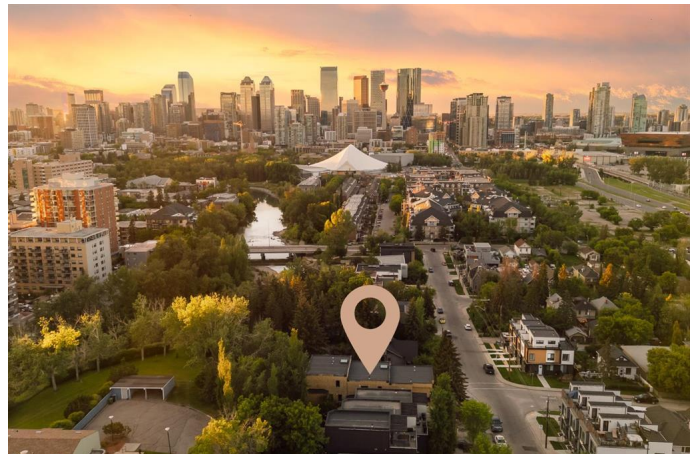
**\$1,769,000**

3 Bedroom, 4.00 Bathroom, 2,296 sqft

Residential on 0.00 Acres

Erlton, Calgary, Alberta

This three storey townhome incorporates modern-traditional interior design elements for a sophisticated and timeless aesthetic. Perched upon a hill in one of Calgary's most iconic river communities overlooking the picturesque skyline, this brand new unit is a culmination of high quality materials, thoughtful finishing selections, and grand inclusions. The attached triple car garage and private elevator are characteristic of the many luxurious additions strategically embedded within this home. The main floor layout includes a chef's kitchen with premium panel-ready appliances, dining room, living area with gas fireplace, powder room, wet bar, built-in desk area, main floor balcony with sweeping city views, and an outdoor BBQ deck at the rear. On the second level there are two bedrooms, each with walk-in closets and 4 piece ensuites, along with laundry and a den. The entire third floor is occupied almost entirely by a spacious primary retreat with another gas fireplace, a walk-in-closet, an attached 6 piece ensuite including a steam shower, bidet and in-floor heating, an additional wet bar, and a third level balcony (designed and loaded for a hot-tub) overlooking the city. This intentional floorplan prioritizes comfort and convenience while maximizing utilization of space. Intricate millwork, ornate wall and ceiling mouldings, curved kitchen island, brush gold accents, 9 foot ceilings, and herringbone hardwood all work together seamlessly to emulate carefully curated beauty. With unrivalled cityscape



views, this home is a testament to deluxe inner city living. Notable specifications include: quartz countertops, Spanish porcelain tile, engineered European Oak hardwood, custom designed casing & mouldings, designer light fixtures, LED backlit staircase railings, millwork built-ins, satin brass and matte black hardware, along with rough-ins for speakers, a security system and power blinds.. Situated amongst the natural landscape of the river pathways and surrounded by some of the city's most notable landmarks in the peaceful community of Erlton. Quickly access the shopping and dining opportunities along 4th street, the brand new Convention Centre, Calgary Stampede Grounds, and get to the downtown core in minutes. Expected Completion September 2025. Renderings are for artistic purposes only and to give a sense of space. Actual specifications of completed product may differ. Inquire for a list of customizable and/or upgradable features.

Built in 2025

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2245984      |
| Price          | \$1,769,000   |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 2,296         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 3, 2703 Erlton Street Sw |
| Subdivision | Erlton                   |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2S 2W4                  |

### Amenities

|                |                                                |
|----------------|------------------------------------------------|
| Amenities      | None                                           |
| Parking Spaces | 5                                              |
| Parking        | Double Garage Attached, Triple Garage Attached |
| # of Garages   | 3                                              |

### Interior

|                   |                                                                                                                                                                                                                                                                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Bookcases, Built-in Features, Closet Organizers, Crown Molding, Double Vanity, Elevator, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Skylight(s), Soaking Tub, Steam Room, Storage, Sump Pump(s), Track Lighting, Walk-In Closet(s), Wet Bar |
| Appliances        | Bar Fridge, Built-In Refrigerator, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Washer                                                                                                                                                                                                                                                          |
| Heating           | In Floor, Electric, Fireplace(s), Forced Air, Natural Gas                                                                                                                                                                                                                                                                                                                  |
| Cooling           | Rough-In                                                                                                                                                                                                                                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                                                                                                                                                                                                                                        |
| # of Fireplaces   | 2                                                                                                                                                                                                                                                                                                                                                                          |
| Fireplaces        | Gas, Living Room, Master Bedroom, Raised Hearth, Tile                                                                                                                                                                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                                                                                                                                                                                                                        |
| Basement          | See Remarks                                                                                                                                                                                                                                                                                                                                                                |

### Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Lighting, Rain Gutters |
| Lot Description   | Cul-De-Sac, Gentle Sloping, Landscaped, Views |
| Roof              | Asphalt Shingle                               |
| Construction      | Cement Fiber Board, Metal Siding, Stucco      |
| Foundation        | Poured Concrete                               |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 20th, 2025 |
| Days on Market | 70                |

Zoning

M-CG d72

Listing Details

Listing Office

CIR Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.