

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

MLS® #A2245984

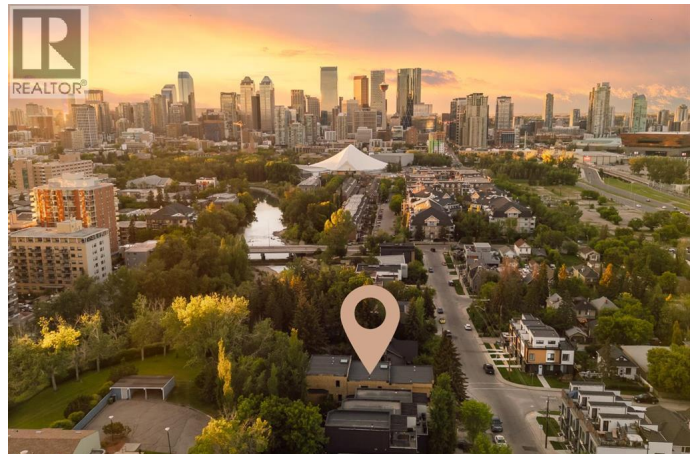
\$1,769,000

3 Bedroom, 4.00 Bathroom, 2,296 sqft

Single Family 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. (id:6289)

Built in 2025

Essential Information

Listing #	A2245984
Price	\$1,769,000
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Square Footage	2,296
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	3, 2703 Erlton Street Sw
Subdivision	Erlton

City	Calgary
Province	Alberta
Postal Code	T2S2W4

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Cul-de-sac, See remarks, Wet bar, Elevator, Closet Organizers, No Animal Home, No Smoking Home, Gas BBQ Hookup
Parking Spaces	5
Parking	Attached Garage
# of Garages	5
View	View

Interior

Appliances	Washer, Refrigerator, Range - Gas, Dishwasher, Dryer, Microwave, Hood Fan, Garage door opener
Heating	Electric, Natural gas Other, Forced air, In Floor Heating
Cooling	See Remarks
Fireplace	Yes
# of Fireplaces	2
# of Stories	3

Exterior

Exterior	Metal, Stucco
Exterior Features	Landscaped
Foundation	Poured Concrete

Listing Details

Listing Office	CIR Realty
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Listing information last updated on October 29th, 2025 at 4:16pm PDT