

# \$1,274,999 - 2421 Erlton Street Sw, Calgary

MLS® #A2234768

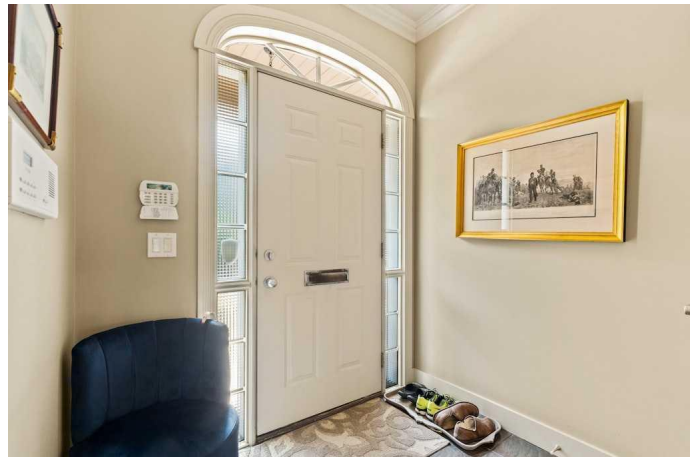
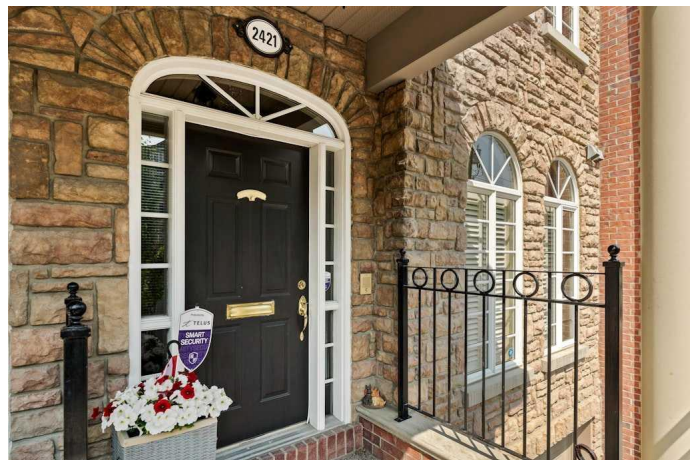
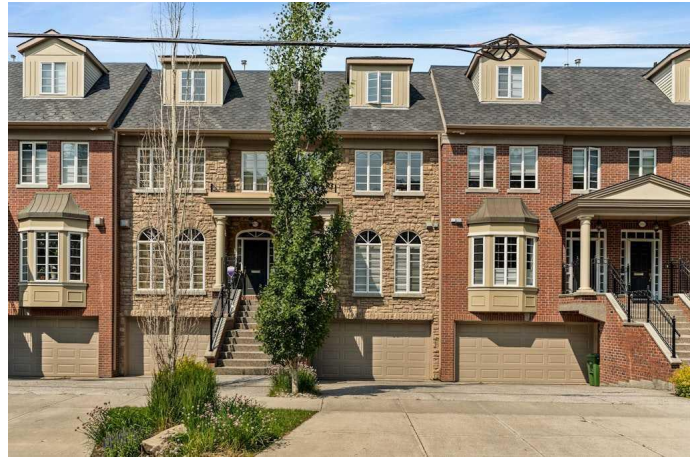
**\$1,274,999**

3 Bedroom, 3.00 Bathroom, 2,442 sqft

Residential on 0.04 Acres

Erlton, Calgary, Alberta

This elegant brownstone is nestled in the prestigious Riverrun complex, perfectly positioned 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.



Built in 2000

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2234768      |
| Price          | \$1,274,999   |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 2,442         |
| Acres          | 0.04          |
| Year Built     | 2000          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 2421 Erlton Street Sw |
| Subdivision | Erlton                |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2S 2V9               |

## Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Amenities      | Other                                                             |
| Parking Spaces | 5                                                                 |
| Parking        | Driveway, Front Drive, Garage Faces Front, Triple Garage Attached |
| # of Garages   | 3                                                                 |

## Interior

|                   |                                                                                                                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | 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) |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Oven-Built-In, Refrigerator, Washer, Window Coverings, Wine Refrigerator                                                                                                               |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                                                            |
| Cooling           | Central Air                                                                                                                                                                                                                                        |

|                 |                                                  |
|-----------------|--------------------------------------------------|
| Fireplace       | Yes                                              |
| # of Fireplaces | 2                                                |
| Fireplaces      | Gas, Insert, Living Room, Mantle, Master Bedroom |
| Has Basement    | Yes                                              |
| Basement        | Finished, Partial                                |

## Exterior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                                                                                 |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Few Trees, Interior Lot, Landscaped, Private, Rectangular Lot, Street Lighting, Views |
| Roof              | Rolled/Hot Mop                                                                                                                 |
| Construction      | Brick, Stone, Wood Frame                                                                                                       |
| Foundation        | Poured Concrete                                                                                                                |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 6               |
| Zoning         | M-CG d72        |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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