

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

MLS® #A2234768

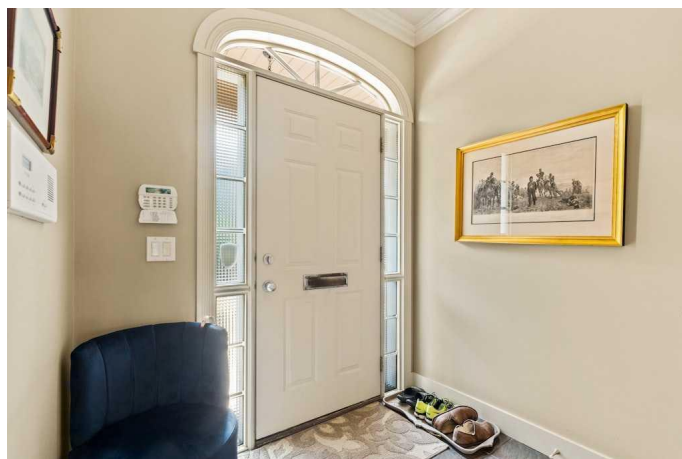
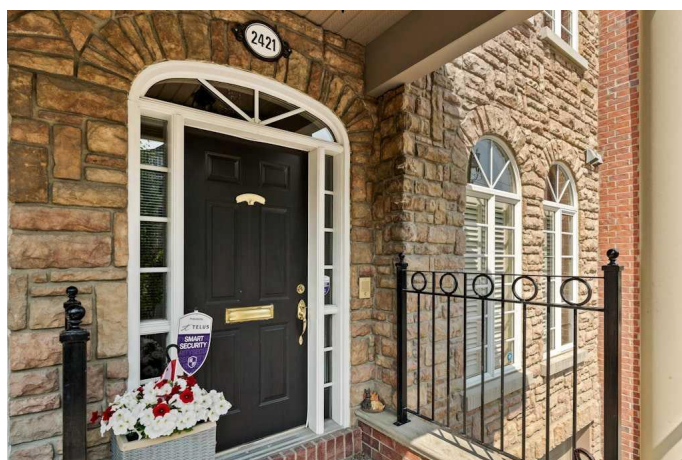
**\$1,274,999**

3 Bedroom, 3.00 Bathroom, 2,442 sqft

Residential on 0.04 Acres

Erlton, Calgary, Alberta

OPEN HOUSE: Sunday July 27, 12:00pm-2:00pm. 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	33
Zoning	M-CG d72

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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