2 2703 Erlton Street SW

Calgary | Active | MLS® A2345431

$1,649,900









Bedrooms	Bathrooms	Year Built	Living area
3	**4**	**2026**	**2,402.82 sq. ft.**

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Listed by CIR Realty

A closer look

Enjoy exclusive promotions currently being offered by the builder: 1 year of free condo fees if an offer is received & accepted before Oct 12 th & $10,000 of upgrade credits if an accepted offer received before Sep 30th. 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 full ensuites, along with a large built-in laundry area with sink and shelving, and a versatile den. The third floor is occupied almost entirely by a spacious primary retreat with another gas fireplace, walk-in-closet, an attached 6 piece ensuite including a steam shower, air jetted tub, bidet, make-up vanity and in-floor heating, along with an additional wet bar, and a third level balcony (designed and loaded for a hot-tub) overlooking the city and nearby Elbow River. This intentional floorplan prioritizes comfort and convenience while maximizing utilization of space. Intricate millwork, ornate wall and ceiling mouldings, a curved, ribbed 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 built-in bookcase, millwork built-ins, satin brass and matte black hardware, European style tilt and turn windows with ticker individual panes of glass, along with rough-in for a security system. The expansive epoxy finished garage also includes EV rough-in, a built-in closet space to be used as a mudroom, and the flexibility to convert a large portion at the rear into a home gym or workshop area in lieu of a third vehicle. This home is 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.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2345431
Bedrooms	3
Bathrooms	4
Year Built	2026
Property Type:	Residential
Property Sub Type:	Row/Townhouse

Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	3 (or more) Storey
Total Living Area:	2,402.82 sq. ft.
Main Level Finished Area:	811.56 sq. ft.
Below Grade Finished Area:	79.7 sq. ft.
Condo Fee:	$325.00
Condo Fee Includes:	Insurance, Maintenance Grounds, Reserve Fund Contributions, Snow Removal
Front Exposure:	North
Unit Exposure:	North, South, West
Entry Level:	1
Levels:	Three Or More
End Unit:	1 Common Wall
Total Rooms Above Grade:	7
Year built:	2026 (Age: 0)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	3
Plan:	2611745
Heating:	In Floor, Electric, Fireplace(s), Forced Air, Natural Gas

Basement:	Other
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Cement Fiber Board, Metal Siding, Stucco
Structure Type:	Triplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Hardwood, Tile
Cooling:	Rough-In
Fireplaces:	2
Fireplace Details:	Gas, Living Room, Primary Bedroom, Raised Hearth, Tile
Garage:	Yes
Garage Spaces:	3
Parking:	Double Garage Attached, Triple Garage Attached
Parking Places:	5
Parking Total/Covered:	5 / -
Laundry Features:	Laundry Room, Sink, Upper Level
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	Erlton
Amenities:	None
Appliances:	Bar Fridge, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Tankless Water Heater, Washer, Wine Refrigerator
Inclusions:	Bar Fridge, Built-In Refrigerator, Central A/C, Dishwasher, Dryer, Elevator, Garage Controls/Garage Door Opener, Humidifier, Gas Range, Microwave, Range Hood, Washer, Wine Refrigerator

Restrictions:	None Known
Pets Allowed:	Yes
Main Floor	Kitchen · 20' × 10'5" ·
Main Floor	Dining Room · 20'7" × 7'6" ·
Main Floor	Living Room · 21'1" × 12'11" ·
Main Floor	Balcony · 21'2" × 10'8" ·
Main Floor	Balcony · 26' × 9' ·
2nd Floor	Den · 13'5" × 9'6" ·
2nd Floor	Bedroom · 13'2" × 12'6" ·
2nd Floor	Bedroom · 14'5" × 10'5" ·
2nd Floor	Laundry · 8'2" × 4'5" ·
3rd Floor	Bedroom - Primary · 15'11" × 13'5" ·
3rd Floor	Walk-In Closet · 10'11" × 7'8" ·
3rd Floor	Balcony · 26'4" × 8'10" ·
Basement	Furnace/Utility Room · 11'4" × 8' ·
Basement	Foyer · 12'6" × 4'8" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
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
Exterior Features:	Balcony, BBQ gas line, Lighting, Rain Gutters
Patio And Porch Features:	Balcony(s), Deck
Lot Features:	Gentle Sloping, Landscaped, Views
Num. of Parcels:	0

Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-CG
Listed Date:	Sep 16, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2-2703-erlton-street-sw-calgary-a2345431/

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