

# \$2,750,000 - 2629 Erlton Street Sw, Calgary

MLS® #A2225081

**\$2,750,000**

9 Bedroom, 5.00 Bathroom, 3,061 sqft

Residential on 0.23 Acres

Erlton, Calgary, Alberta

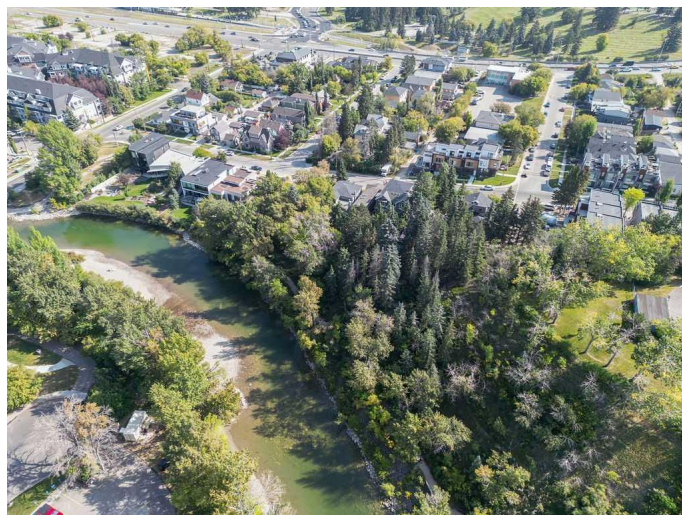
Developers!! Investors!! This exceptional, unique property is now available. Consisting of 4 lots / 2 houses over almost 10,000 square feet of prime, inner-city land in coveted Erlton. This rare, huge property consisting of 2 current structures (4 occupied suites) may be redeveloped in any number of ways. This amazing property backs onto forest land then the Elbow River below. Clear titles and (non-compliant ) RPR are available. This remarkable property/ location is solid gold. Truly a once in a lifetime investment opportunity!

Built in 1913

## Essential Information

MLS® #	A2225081
Price	\$2,750,000
Bedrooms	9
Bathrooms	5.00
Full Baths	5
Square Footage	3,061
Acres	0.23
Year Built	1913
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information



Address	2629 Erlton Street Sw
Subdivision	Erlton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 2W2

### Amenities

Parking Spaces	4
Parking	Off Street, Double Garage Detached
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	See Remarks

### Exterior

Exterior Features	Other, Garden, Private Entrance, Private Yard
Lot Description	Back Yard, Treed, Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Yard, Irregular Lot, Many Trees, No Neighbours Behind, Wooded
Roof	See Remarks
Construction	See Remarks
Foundation	See Remarks

### Additional Information

Date Listed	September 15th, 2025
Days on Market	15
Zoning	S-UN

### Listing Details

Listing Office	CIR Realty
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