

\$1,550,000 - 2307 Erlton Place Sw, Calgary

MLS® #A2230265

\$1,550,000

3 Bedroom, 4.00 Bathroom, 2,684 sqft

Residential on 0.07 Acres

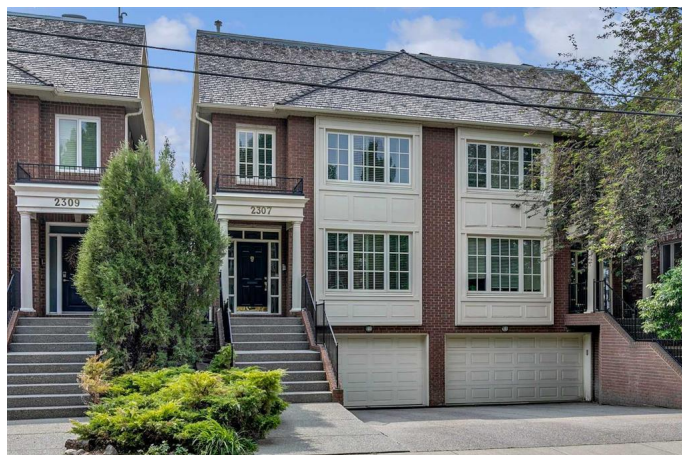
Erlton, Calgary, Alberta

Meet "Elizabeth" - Backing onto River |
Meticulously Maintained | West Facing
Backyard Oasis -

Welcome to an extraordinary luxury
brownstone that rarely comes to market,
nestled directly along the Elbow River and
offering an unparalleled blend of tranquillity
and urban convenience. This timeless
residence backs onto the water, providing a
peaceful oasis in the heart of the city. While
located downtown, it doesn't feel like it,
offering a rare sense of calm just a 15-minute
walk from downtown.

Inside, you'll find beautifully Merbau hardwood
flooring flowing seamlessly across all three
levels (main floor refinished 2023),
complemented by timeless plantation shutters
and abundant natural light from newer
windows and a skylight. The main floor
features a spacious living room with crown
molding and a cozy fireplace, leading into a
sun-drenched chef's kitchen overlooking
the river's edge and pathway. The kitchen is
outfitted with a gas range, double fridge,
granite countertops, and elegant French doors
that open onto a backyard sanctuary. Outside,
the experience continues with an expansive
patio, a pergola, a built-in BBQ, a serene
water feature, lush trees, blooming rose
bushes, and even a doggy door for your
four-legged companions.

Upstairs, two expansive primary suites provide
elevated comfort. One offers a private
four-piece ensuite, while the other impresses



with sweeping river views, a generous walk-in closet, and a five-piece ensuite featuring a luxurious steam shower. This level also includes a laundry area and an elevated utility room, as well as a new on-demand hot water tank (2022) and a new hot water tank (2022) that powers the efficient in-floor heating throughout the home. All Poly-B plumbing has been removed, ensuring long-term peace of mind.

The third floor is a remarkable retreat, offering panoramic views of the winding Elbow River from a large private deck. A spacious bonus room on this level provides the perfect setting for a second living area, creative studio, or home office, while a third bedroom and stylish three-piece bathroom complete the space.

The lower level offers both function and flexibility, featuring a large storage room and a unique garage with durable epoxy floors and an adjoining area ideal for a workshop or potential tandem triple garage conversion. An additional storage space tucked under the front stairs adds even more versatility.

With central air conditioning (2022), French doors, hardwood throughout, newer windows, and elegant finishings, every detail of this home reflects thoughtful design and enduring quality. Located along Calgary's extensive river pathway system and just steps to the MNP Community & Sport Centre, Stampede Park, the LRT, and the shops and restaurants of Mission, this rare property offers a lifestyle that is both serene and supremely connected.

Built in 1997

Essential Information

MLS® #	A2230265
Price	\$1,550,000
Bedrooms	3
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	2,684
Acres	0.07
Year Built	1997
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Active

Community Information

Address	2307 Erlton Place Sw
Subdivision	Erlton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 2Z3

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2
Waterfront	River Front

Interior

Interior Features	Central Vacuum, French Door, Granite Counters, See Remarks, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Wall/Window Air Conditioner
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	Private Yard, Built-in Barbecue, Outdoor Grill
-------------------	--

Lot Description	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Views
Roof	Cedar Shake, Membrane
Construction	Brick
Foundation	Poured Concrete

Additional Information

Date Listed	June 18th, 2025
Days on Market	12
Zoning	R-CG

Listing Details

Listing Office	Renzo Real Estate Inc.
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.