YYC INNER CITY TOWNS

CIR REALTY®

2703 ERLTON ST SW

ERLTON HEIGHTS

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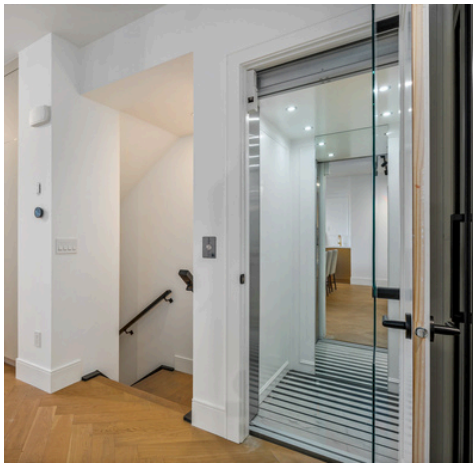

A VIEW TO FALL IN LOVE WITH IN A PREMIER INNER CITY COMMUNITY

These stunning bespoke townhome residences embody modern-traditional stylistic elements that emulate sophistication and beauty. Each unit is characterized by unique features such as intricate casing & moulding, a spacious ribbed kitchen island, Spanish tile, and brush gold accents. Gas fireplaces, engineered oak hardwood, stone countertops and steam showers are the epitome of carefully curated luxury. The functional layout prioritizes convenience, with a personal elevator connecting directly to the triple attached garage. Further notable features include two dazzling wet bars, walk-in closets in every bedroom, panel ready kitchen appliances, 9 foot ceilings, and two private balconies that showcase incomparable panoramic views of the cityscape. A true testament to the ideal inner city lifestyle.

PROPERTY FEATURES

- 3 Bed + Den, 3.5 Bath
- 2,400+ SF Above Grade
- Amenity Deck + 2 Balconies
- 2 Gas Fireplaces
- Epic City Views
- Attached Triple Garage
- Private Elevator
- Steam Shower, Jetted Tub + Washlet

SELECTED TO SHOW THE BEST OF CALGARY

The historic community of Erlton is known for its proximity to the natural beauty of the city while remaining walking distance to an abundance of urban amenities and attractions. Enjoy quick access to the Downtown Core, Calgary Stampede Grounds, scenic river pathways, endless greenspaces and parks, renowned dining options and boutique shopping, all while centrally positioned nearby transit, bicycle and walking paths.

Restaurants & Bars

- Blue Rock Swim Club
- Ship & Anchor Pub
- Jinya Ramen Bar
- Añejo
- Phil & Sebastian
- Fleur de Sel Brasserie
- Aida's Bistro
- Hana Sushi
- Shokunin
- La Boulangerie Bakery & Cafe
- OEB Breakfast Co.
- Mercato Mission
- Earls Kitchen & Bar
- South Block Barbecue & Brewing Co.
- Joyce on 4th
- Vin Room

Medical

- Holy Cross Centre
- Erlton Family & Walk-in Clinic
- Physiodome
- Elrton Pharmacy
- Sheldon Chumir Urgent Care

Gym & Fitness

- The Glencoe Club
- MNP Community & Sport Centre
- Barry's Calgary
- Club Pilates
- Home Lifestyle Club
- Anytime Fitness
- Reformed

Schools

- Western Canada High School
- Rideau Park
- William Reid
- St. Monica School
- St. Mary's High School
- Montessori School of Calgary

Transit

- Erlton/Stampede Station
- Victoria Park/Stampede Station
- Potential Green Line Expansion (11 Ave SE)
- Elbow River Bicycle Network

Parks & Recreation

- Roxboro Offleash Dog Park
- Erlton Park
- Reader Rock Garden
- Rocky Beach
- Gerry Shaw Garden
- Woods Park
- Erlton Community Garden
- Elbow Island Park
- Lindsay Park
- BMO Convention Centre
- Calgary Stampede Grounds
- Stanley Park Outdoor Pool & Playground

Shopping

- Safeway Mission
- Shopper's Drug Mart
- Bin 905 Wine & Spirits
- 17 Avenue Retail & Entertainment District
- Marlow Floral Works
- Urban Butcher
- Sunterra Market
- CF Chinook Centre

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