

# \$2,500,000 - 2629 Erlton Street Sw, Calgary

MLS® #A2225081

**\$2,500,000**

9 Bedroom, 5.00 Bathroom, 3,061 sqft

Residential on 0.23 Acres

Erlton, Calgary, Alberta

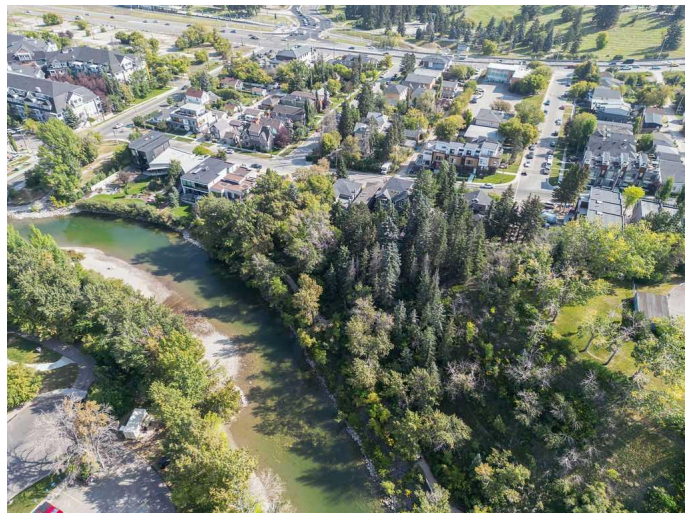
Developers!! Investors!! This exceptional, unique property is now available. Consisting of 4 lots / 2 houses over almost 10,000 square feet of prime, inner-city land in coveted Erlton. This rare, huge property consisting of 2 current structures (4 occupied suites) may be redeveloped in any number of 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          | \$2,500,000 |
| 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        | Double Garage Detached, Off Street |
| # 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 | Garden, Private Entrance, Private Yard, Other                                                                                                |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Yard, Irregular Lot, Many Trees, No Neighbours Behind, Treed, Wooded |
| Roof              | See Remarks                                                                                                                                  |
| Construction      | See Remarks                                                                                                                                  |
| Foundation        | See Remarks                                                                                                                                  |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 15th, 2025 |
| Days on Market | 48                   |
| Zoning         | S-UN                 |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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