

**20 Erlton Terrace SW**  
**Calgary, Alberta**

**MLS # A2178626**



**\$699,900**

<b>Division:</b>	Erlton		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	3 Level Split, Side by Side		
<b>Size:</b>	1,787 sq.ft.	<b>Age:</b>	2002 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Front Drive, Garage Door Opener, Tandem		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Lawn, Low Maintenance		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 160
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Central Vacuum, Chandelier, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)

**Inclusions:** Water Softener and Central Vac included "as-is"

The Vista's of Erlton are a collection of 10 architecturally designed townhomes that offer views toward the downtown core while being surrounded by green-space. Located on Erlton Terrace, a quiet no-thru road, the area enables easy walking distance to the shops & restaurants on 4th St, downtown, numerous walking/running pathways, & is just a few minutes walk to the LRT. This well-designed & updated property features a large living room with 12+ ft ceilings & newer South facing windows allowing for an abundance of natural light; the South facing deck off the great room is perfect for enjoying the sunny exposure. The spacious kitchen has been updated with white cabinets & new backsplash, giving the space a contemporary feel & is equipped with granite counters, stainless-steel appliances (including induction cook-top) & features a large center island, ideal for entertaining. The convenient corner pantry provides ample storage. Enjoy the view from the kitchen area out to the spacious & private backyard; the size of which is a rarity for this type of property (indeed the property is 120 feet deep). The spacious dining area overlooks the sunken living room & is perfect for hosting larger dinner gatherings. A discreet powder room completes the main floor. Upstairs are 3 large bedrooms including the spacious primary bedroom with large South facing windows, a private South facing deck, a separate sitting area, ensuite, & walk-in-closet. The good sized 2nd & 3rd bedrooms enjoy views of the downtown core. An additional full bathroom & cozy office space complete the upper. The lower level offers a gym/flex room (currently used as a 4th bedroom), storage area & laundry & leads to the attached DOUBLE CAR (tandem) garage. There is extra parking for 2 cars on the driveway. Roof new in 2017, NO MONTHLY CONDO FEES, this property presents great value for inner

city living. Call for more information!