

## \$279,900 - 172 Callingwood Place, Edmonton

MLS® #E4464250

### \$279,900

2 Bedroom, 1.50 Bathroom, 1,066 sqft

Condo / Townhouse on 0.00 Acres

Callingwood South, Edmonton, AB

This beautiful 2 story townhome with single attached garage is the one you have been searching for!!! Build some equity with little TLC. This home offers newer kitchen cabinets, laminate flooring, fully finished basement! Upstairs offers 2 huge bedrooms! The master bedroom has a quiet balcony that is perfect for morning coffee. Well managed complex with low condo fee. Big private backyard with a newer fence and backing onto greenspace with no neighbors.

Built in 1978

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4464250          |
| Price          | \$279,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,066             |
| Acres          | 0.00              |
| Year Built     | 1978              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |



## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 172 Callingwood Place |
| Area        | Edmonton              |
| Subdivision | Callingwood South     |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5T 2C6               |

## Amenities

|                |                               |
|----------------|-------------------------------|
| Amenities      | Storage-In-Suite              |
| Parking Spaces | 2                             |
| Parking        | Single Garage Attached, Stall |

## Interior

|              |                                                                                         |
|--------------|-----------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric |
| Heating      | Forced Air-1, Natural Gas                                                               |
| Fireplaces   | None                                                                                    |
| Stories      | 2                                                                                       |
| Has Basement | Yes                                                                                     |
| Basement     | Full, Finished                                                                          |

## Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                   |
| Exterior Features | Cul-De-Sac, Fenced, Playground Nearby |
| Roof              | Asphalt Shingles                      |
| Construction      | Wood, Stucco, Vinyl                   |
| Foundation        | Concrete Perimeter                    |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 30th, 2025 |
| Days on Market | 4                  |
| Zoning         | Zone 20            |
| Condo Fee      | \$324              |

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Listing information last updated on November 3rd, 2025 at 2:32am MST