

Courtesy Of Paige Gibson Of MaxWell Polaris

# **\$299,900 - 17526 Callingwood Road, Edmonton**

MLS® #E4464796

**\$299,900**

3 Bedroom, 2.00 Bathroom, 1,028 sqft  
Condo / Townhouse on 0.00 Acres

Callingwood South, Edmonton, AB

Welcome to Horizon Village, a well-maintained adult living community featuring recent updates including shingles, vinyl decks, & windows. This spacious 3-bed, 2-bath residence offers a single attached garage & a finished basement. The large living room boasts updated laminate flooring & bright, east-facing windows. The adjacent kitchen includes a pantry & sliding glass doors that lead to a large west-facing private deck. The primary bed is spacious w/ a massive walk-in closet, complemented by a 2nd bed, main-level laundry, & direct access to the attached garage. The basement offers an additional bed, a 3-pce bath, a sizable family room, & ample storage. Enjoy the amenities building with games nights, pool tables, shuffleboard, & a fully equipped kitchen. Ideally located with easy access to grocery stores, Callingwood Shopping Centre and Farmers Market, WEM, medical facilities, & dining options. Condo fees include landscaping, snow removal, and cable TV. Perfect for someone seeking comfort and convenience!

Built in 1988

## **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | E4464796  |
| Price  | \$299,900 |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,028             |
| Acres          | 0.00              |
| Year Built     | 1988              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 17526 Callingwood Road |
| Area        | Edmonton               |
| Subdivision | Callingwood South      |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T5T 5P1                |

### Amenities

|                |                                                                                                                                                            |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, Club House, Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Storage-In-Suite, Vinyl Windows |
| Parking Spaces | 2                                                                                                                                                          |
| Parking        | Single Garage Attached                                                                                                                                     |

### Interior

|              |                                                                                                                             |
|--------------|-----------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                   |
| Stories      | 2                                                                                                                           |
| Has Basement | Yes                                                                                                                         |
| Basement     | Full, Finished                                                                                                              |

### Exterior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                                |
| Exterior Features | Flat Site, Golf Nearby, Landscaped, Private Setting, Public Swimming Pool, Public Transportation, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|             |                    |
|-------------|--------------------|
| Date Listed | November 5th, 2025 |
| Zoning      | Zone 20            |
| Condo Fee   | \$429              |

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Listing information last updated on November 5th, 2025 at 6:32pm MST