

## \$249,000 - 15f Callingwood Court, Edmonton

MLS® #E4444322

**\$249,000**

3 Bedroom, 1.50 Bathroom, 967 sqft

Condo / Townhouse on 0.00 Acres

Callingwood North, Edmonton, AB

Perfect Location for your investment property or as a starter home for your family. This townhome is located in a great neighborhood of Callingwood. It features 3 bedrooms and 1.5 bathrooms. Upstairs you will find good size 3 bedrooms and 4 piece bathroom. The main floor has large living room good for entertaining your guest, dining and good size kitchen with newer appliances. The basement has a den you can use for your office and the laundry room. It has spacious private fence yard, great for outdoor enjoyment. Parking is just outside the door. Close to all amenities, parks, school, public transportation, YMCA, West Edmonton Mall, and easy access to Whitemud and Anthony Henday Drive.

Built in 1973

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4444322  |
| Price          | \$249,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 967       |
| Acres          | 0.00      |
| Year Built     | 1973      |



|          |                   |
|----------|-------------------|
| Type     | Condo / Townhouse |
| Sub-Type | Townhouse         |
| Style    | 2 Storey          |
| Status   | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 15f Callingwood Court |
| Area        | Edmonton              |
| Subdivision | Callingwood North     |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5T 0H5               |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, Parking-Plug-Ins |
| Parking   | Stall                  |

### Interior

|              |                                                                            |
|--------------|----------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                  |
| Stories      | 3                                                                          |
| Has Basement | Yes                                                                        |
| Basement     | Full, Finished                                                             |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                       |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Stucco                                                       |
| Foundation        | Concrete Perimeter                                                 |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 25th, 2025 |
| Days on Market | 7               |
| Zoning         | Zone 20         |
| Condo Fee      | \$382           |

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Listing information last updated on July 2nd, 2025 at 4:47pm MDT