# \$297,000 - 206 Callingwood Place, Edmonton

MLS® #E4439665

### \$297,000

2 Bedroom, 1.50 Bathroom, 1,153 sqft Condo / Townhouse on 0.00 Acres

Callingwood South, Edmonton, AB

This beautifully renovated 2-bedroom, 1.5-bath townhouse combines stylish modern finishes with thoughtful attention to detail throughout. Situated in a sought-after neighbourhood, the property also benefits from low condo fees. The main floor features a bright and spacious living area enhanced by contemporary design elements and an abundance of natural light. A brand-new kitchen showcases sleek cabinetry, modern appliances, and a convenient half bath for guests. Upstairs, you'll find a generously sized master bedroom offering exceptional space and comfort, complemented by a second bedroom and a luxurious 5-piece bathroom featuring premium fixtures and finishes. The fully finished basement adds even more living space with a cozy rec roomâ€"ideal for family entertainment, a home office, or a personal retreat. Enjoy the outdoors in the fenced backyard, perfect for relaxing or entertaining. Additional features include a single attached garage for your convenience and a driveway parking spot



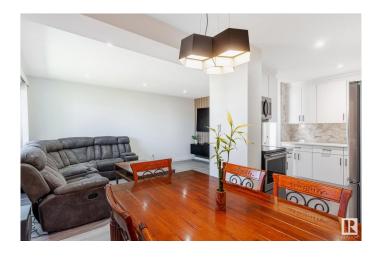
## **Essential Information**

MLS® # E4439665 Price \$297,000

Bedrooms 2







Bathrooms 1.50

Full Baths 1

Half Baths 1

Square Footage 1,153

Acres 0.00

Year Built 1977

Type Condo / Townhouse

Sub-Type Townhouse

Style 2 Storey

Status Active

## **Community Information**

Address 206 Callingwood Place

Area Edmonton

Subdivision Callingwood South

City Edmonton
County ALBERTA

Province AB

Postal Code T5T 2C6

#### **Amenities**

Amenities Deck, Parking-Extra

Parking Front Drive Access, Single Garage Attached

Interior

Appliances Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator,

Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement Full, Finished

### **Exterior**

Exterior Wood, Stucco, Vinyl

Exterior Features Fenced, Low Maintenance Landscape, Park/Reserve, Schools,

**Shopping Nearby** 

Roof Asphalt Shingles

Construction Wood, Stucco, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed May 30th, 2025

Days on Market 8

Zoning Zone 20

Condo Fee \$299

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