

\$349,900 - 17306 Callingwood Road, Edmonton

MLS® #E4453796

\$349,900

2 Bedroom, 2.00 Bathroom, 1,132 sqft
Condo / Townhouse on 0.00 Acres

Callingwood South, Edmonton, AB

Welcome to this well-maintained adult-only 55+ bungalow townhouse featuring 2 bedrooms upstairs and a fully finished basement. The home offers a bright white updated kitchen with stacked washer/dryer tucked into a cabinet, and a spacious open-concept living and dining area—perfect for entertaining. The primary bedroom includes a large walk-in closet, and the basement provides flexible extra living space. Enjoy a welcoming community with an amenities building and regular social events, all conveniently located near bus routes and shopping centres.

Built in 1988

Essential Information

MLS® #	E4453796
Price	\$349,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,132
Acres	0.00
Year Built	1988
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	Bungalow



Status	Active
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Community Information

Address	17306 Callingwood Road
Area	Edmonton
Subdivision	Callingwood South
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 5P1

Amenities

Amenities	Deck, No Animal Home, No Smoking Home, Party Room, Recreation Room/Centre, Social Rooms, Television Connection, Vinyl Windows, Wet Bar
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Low Maintenance Landscape, Not Fenced, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 20th, 2025
Days on Market	8
Zoning	Zone 20
Condo Fee	\$517

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