

## \$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	8
Zoning	Zone 20
Condo Fee	\$382

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