

## \$234,900 - 7f Callingwood Court, Edmonton

MLS® #E4456853

**\$234,900**

3 Bedroom, 1.50 Bathroom, 1,098 sqft  
Condo / Townhouse on 0.00 Acres

Callingwood North, Edmonton, AB

STOP paying rent and get into home ownership in this great 3 bedroom condo in West Edmonton! This corner unit feels like home and you can park right outside your front door. The main floor has a large living room with big window for tons of natural light. The kitchen is updated and has plenty of storage. Plus a great size dining area with more built in store and room to expand to host family and friends! Upstairs you'll find the large master bedroom with built in storage. 2 more bedrooms are great for kids, guests or working from home. 4pc bathroom! Basement is fully developed for additional living space! Perfect for setting up a TV room, gaming area or even some workout equipment. INSUITE LAUNDRY! Outdoor space is fully fenced and with some nice trees, it's like your own private oasis! Close to parks, YMCA, library and easy access to Whitemud to get everywhere you need to go!!! Some photos are virtually staged.

Built in 1973

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4456853  |
| Price      | \$234,900 |
| Bedrooms   | 3         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,098             |
| Acres          | 0.00              |
| Year Built     | 1973              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 7f Callingwood Court |
| Area        | Edmonton             |
| Subdivision | Callingwood North    |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 0H5              |

### Amenities

|           |                                                                              |
|-----------|------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Closet Organizers, Detectors<br>Smoke |
| Parking   | Stall                                                                        |

### Interior

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

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                       |
| Exterior Features | Corner Lot, Fenced, Landscaped, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Stucco                                                       |
| Foundation        | Concrete Perimeter                                                 |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 9th, 2025 |
| Days on Market | 19                  |
| Zoning         | Zone 20             |
| Condo Fee      | \$383               |

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Listing information last updated on September 28th, 2025 at 8:32am MDT