

## \$249,900 - 217 Callingwood Two, Edmonton

MLS® #E4432985

**\$249,900**

4 Bedroom, 1.50 Bathroom, 1,058 sqft

Condo / Townhouse on 0.00 Acres

Callingwood North, Edmonton, AB

Absolutely stunning 2 storey townhouse in Callingwood Two. The main floor has been completely upgraded and features a large front entrance with an exterior door access to the back yard with new blocks. You'll find vinyl plank flooring installed in 2023, a spacious living room, and a dining room with patio door access to the back yard with new blocks. The outstanding new kitchen boasts quartz countertops with water filter, upgraded cabinets with soft-close drawers. The Central AC and humidifier in this home were both installed last year. Upstairs, you'll find three well-sized bedrooms and a 4-piece main bath with added shelving. The developed basement includes the 4th bedroom plus a laundry room with tons of storage. Light fixtures are upgraded throughout the home. Ample visitor parking is available, and the location offers quick access to Henday and Whitemud, as well as WEM and downtown. It's also conveniently close to schools, playgrounds, and public transportation.

Built in 1974

### Essential Information

MLS® # E4432985

Price \$249,900

Bedrooms 4



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,058             |
| Acres          | 0.00              |
| Year Built     | 1974              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 217 Callingwood Two |
| Area        | Edmonton            |
| Subdivision | Callingwood North   |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5T 1A3             |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Deck, No Animal Home, Parking-Extra, Parking-Visitor |
| Parking   | Stall  |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Stove-Electric, Washer, Refrigerators-Two |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco, Vinyl   |
| Exterior Features | Corner Lot, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco, Vinyl   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 26th, 2025  
Zoning                              Zone 20  
Condo Fee                        \$346

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