

## \$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 room—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.

Built in 1977

### 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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