

## \$224,900 - 4g Callingwood Court, Edmonton

MLS® #E4428202

### \$224,900

3 Bedroom, 1.50 Bathroom, 1,073 sqft  
Condo / Townhouse on 0.00 Acres

Callingwood North, Edmonton, AB

Location! Location! Welcome to one of Edmonton's sought after communities, Callingwood in the West End. This townhouse is a great starter home offering new laminate flooring throughout, new carpet on the stairs, fully renovated main bath, newer fridge and dishwasher & furnace & hot water tank were replaced in 2021. The great main floor plan offers a spacious living room, functional kitchen and a separate dining room. Upstairs features a large master bedroom, plus two additional bedrooms, full bath and new light fixtures. The basement is partially finished with a spacious family room, laundry and storage area. Single car stall with plug-in. Close to great walking trails, Jamie Platz YMCA, playing fields, children's spray park, playground, picnic areas, shopping and schools. A Must see in Callingwood. Welcome Home!

Built in 1973

### Essential Information

MLS® #	E4428202
Price	\$224,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1



Square Footage	1,073
Acres	0.00
Year Built	1973
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	4g Callingwood Court
Area	Edmonton
Subdivision	Callingwood North
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 0H5

### **Amenities**

Amenities	Carbon Monoxide Detectors, Detectors Smoke, Hot Water Natural Gas, No Smoking Home
Parking	Stall

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Metal
Exterior Features	Backs Onto Park/Trees, Corner Lot, Flat Site, Landscaped, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed March 28th, 2025

Days on Market 7

Zoning Zone 20

Condo Fee \$393

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 4th, 2025 at 1:47pm MDT