

## \$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  
Days on Market                4  
Zoning                              Zone 20  
Condo Fee                        \$346

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