

## \$309,250 - 221 Callingwood Place, Edmonton

MLS® #E4461015

**\$309,250**

3 Bedroom, 1.50 Bathroom, 1,208 sqft

Condo / Townhouse on 0.00 Acres

Callingwood South, Edmonton, AB

Opportunity knocks for this fully finished family friendly three bedroom townhome WITH an attached garage! Conveniently located in the quiet Callingwood neighborhood close to schools, parks, public transit, shopping, and easy access to the Henday and Whitemud! The impressive kitchen features mahogany stained full-height cabinetry, pots and pans drawers, glass tile back splash and stainless steel appliances. The main floor is complete with a renovated powder room, dining room and living room with views and access to your fully fenced rear yard. On the second floor you will find three HUGE bedrooms, a large storage room and a fully renovated bathroom with dual sinks and a large tub. The finished basement features a family room, plenty of storage, and a laundry/utility area. This is more than a townhome—it's the backdrop for your next adventure. Ready to make it yours?

Built in 1977

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4461015  |
| Price      | \$309,250 |
| Bedrooms   | 3         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |
| Half Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,208             |
| Acres          | 0.00              |
| Year Built     | 1977              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 221 Callingwood Place |
| Area        | Edmonton              |
| Subdivision | Callingwood South     |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5T 2C6               |

### Amenities

|                |                                            |
|----------------|--------------------------------------------|
| Amenities      | See Remarks                                |
| Parking Spaces | 2                                          |
| Parking        | Front Drive Access, Single Garage Attached |

### Interior

|              |                                                                                                                     |
|--------------|---------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                                           |
| Stories      | 2                                                                                                                   |
| Has Basement | Yes                                                                                                                 |
| Basement     | Full, Partially Finished                                                                                            |

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                     |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                |
| Construction      | Wood, Vinyl                                                                     |
| Foundation        | Concrete Perimeter                                                              |

### Additional Information

Date Listed           October 6th, 2025  
Days on Market       8  
Zoning                Zone 20  
Condo Fee            \$333



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