

## \$224,900 - 7b Callingwood Court, Edmonton

MLS® #E4457657

**\$224,900**

3 Bedroom, 1.50 Bathroom, 1,061 sqft  
Condo / Townhouse on 0.00 Acres

Callingwood North, Edmonton, AB

### INVESTORS & FIRST TIME HOME BUYERS!!

Welcome to this beautiful, mint condition, upgraded 3-bedroom, fully finished basement townhouse nestled in the family-friendly neighborhood of Callingwood. The main floor features a spacious living room with large windows that bring in abundant natural light. The adjacent dining area leads to the functional kitchen with white cabinetry & plenty of counter space. The main floor is completed by a convenient half bathroom. Upstairs, three good-sized bedrooms share a fully renovated 4-piece bathroom. The basement offers a large family room, laundry & utility room with loads of storage space. Good sized fenced yard space, an assigned parking stall & a side entrance. Fantastic location, close to all amenities including schools, parks, walking/biking trails, grocery stores, restaurants, Jamie Platz Family YMCA, the Edmonton Public Library, W. E. Mall, public transportation and more! Quick access to Anthony Henday & Whitemud. Perfect for families or a great for investment.

Built in 1973

### Essential Information

MLS® #	E4457657
Price	\$224,900



Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,061
Acres	0.00
Year Built	1973
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	7b Callingwood Court
Area	Edmonton
Subdivision	Callingwood North
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 0H5

### **Amenities**

Amenities	Parking-Plug-Ins, Parking-Visitor
Parking	Stall

### **Interior**

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

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl

Foundation            Concrete Perimeter

**Additional Information**

Date Listed            September 13th, 2025

Days on Market      67

Zoning                 Zone 20

Condo Fee             \$383

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