

## \$235,000 - 1f Callingwood Court, Edmonton

MLS® #E4451168

**\$235,000**

3 Bedroom, 1.50 Bathroom, 1,066 sqft  
Condo / Townhouse on 0.00 Acres

Callingwood North, Edmonton, AB

Get Inspired in Callingwood! Welcome to this beautifully updated 3 bed, 1.5 bath townhouse in the heart of Callingwood. With over 1550 sqft of living space plus a finished basement, this home is move in ready and full of value. Step into a bright and open layout featuring a stylish galley kitchen with modern finishes, a custom pantry, and plenty of cabinet space. The spacious living and dining areas make it easy to entertain or relax at the end of the day and a 1/2 bath completes the space. Upstairs you will find 3 comfortable bedrooms and a fully renovated 4 pc bath that is fresh and inviting. The fully finished basement adds even more space with a large family room and a convenient wet bar. Located just minutes from West Edmonton Mall, parks, schools, public transit, and even a golf course, this home is in the perfect location for families or busy professionals. Quick possession is available. Whether you are a first time buyer, growing family, or investor, this is the one!

Built in 1973

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4451168  |
| Price     | \$235,000 |
| Bedrooms  | 3         |
| Bathrooms | 1.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,066             |
| Acres          | 0.00              |
| Year Built     | 1973              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1f Callingwood Court |
| Area        | Edmonton             |
| Subdivision | Callingwood North    |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 0H5              |

### Amenities

|           |                                                                                                                 |
|-----------|-----------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor, Patio |
| Parking   | Stall                                                                                                           |

### 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, Brick, Stucco, Vinyl                                                                                                  |
| Exterior Features | Fenced, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                            |
| Construction      | Wood, Brick, Stucco, Vinyl                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                                          |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 22               |
| Zoning         | Zone 20          |
| Condo Fee      | \$382            |

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 August 27th, 2025 at 5:33am MDT