

## \$145,000 - 303 7407 171 Street, Edmonton

MLS® #E4438009

**\$145,000**

2 Bedroom, 1.5 Bathroom, 908 sqft

Condo / Townhouse on 0.00 Acres

Callingwood North, Edmonton, AB

Opportunity knocks! This is your chance to own bright, spacious & budget-friendly TOP FLOOR condo in Callingwood. Step inside & instantly feel at home—this sun-filled unit features smart & functional layout w/ 2 bedrooms, 1.5 bathrooms, 907 sqft & RARE in-suite STORAGE room that's perfect for organizing life's extras. You'll love the well-equipped kitchen w/ plenty of cabinetry & counter space. Step out onto your private balcony to soak up the sunshine or enjoy a quiet morning coffee. The king-sized primary bedroom is a true retreat, complete w/ a walk-in closet & 2-piece ensuite. A second spacious bedroom & full main bath round out this move-in-ready home. Enjoy the ease of in-suite laundry. Callingwood offers the perfect blend of convenience & community—just steps from everyday essentials like Safeway, restaurants, the YMCA, Lois Hole Library, Westridge Ravine Multi-Use Trails, schools & shopping plazas. Commuting is effortless w/ easy access to 170 Street, Whitemud & the Henday.

Built in 1978

### Essential Information

MLS® # E4438009

Price \$145,000



Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	908
Acres	0.00
Year Built	1978
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	303 7407 171 Street
Area	Edmonton
Subdivision	Callingwood North
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 2R1

### **Amenities**

Amenities	Parking-Visitor
Parking	Stall

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Baseboard, Natural Gas
# of Stories	3
Stories	3
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 22nd, 2025
Days on Market	11
Zoning	Zone 20
Condo Fee	\$468

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