

## \$269,900 - 182 Callingwood Place, Edmonton

MLS® #E4459414

**\$269,900**

2 Bedroom, 1.50 Bathroom, 1,201 sqft

Condo / Townhouse on 0.00 Acres

Callingwood South, Edmonton, AB

Welcome to this beautiful and well cared for 2 storey townhouse END UNIT W/SINGLE ATTACHED GARAGE! The main floor features the living room, kitchen, dinette leading to the backyard, and a 2 pc bathroom. The Upper level features the oversized primary bedroom with a balcony that overlooks the backyard, a second spacious bedroom, and a full 4 piece bathroom. In the fully fenced private backyard you'll find the recently constructed stone patio, an apple tree, and a convenient gate. The unfinished basement awaits your touch, and it's big enough to add more living space for a rec room or an office den. A convenient single attached garage completes this home. Recent upgrades include: new paint, new carpet flooring on the upper level, and the stone patio. Callingwood Place is conveniently located, just minutes to access Whitemud and Anthony Henday. WEM is a 9 minute drive away. Close to schools, shopping and all amenities.

Built in 1978

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4459414  |
| Price     | \$269,900 |
| Bedrooms  | 2         |
| Bathrooms | 1.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,201             |
| Acres          | 0.00              |
| Year Built     | 1978              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 182 Callingwood Place |
| Area        | Edmonton              |
| Subdivision | Callingwood South     |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5T 2C6               |

### Amenities

|           |                             |
|-----------|-----------------------------|
| Amenities | No Animal Home, See Remarks |
| Parking   | Single Garage Attached      |

### Interior

|              |                                                       |
|--------------|-------------------------------------------------------|
| Appliances   | Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                             |
| Stories      | 2                                                     |
| Has Basement | Yes                                                   |
| Basement     | Full, Unfinished                                      |

### Exterior

|                   |                                                                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                                                      |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, Schools, Shopping Nearby, Ski Hill Nearby, Treed Lot, Vegetable Garden, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                                  |
| Construction      | Wood, Stucco                                                                                                                                                      |
| Foundation        | Concrete Perimeter                                                                                                                                                |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 29                   |
| Zoning         | Zone 20              |
| Condo Fee      | \$324                |

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Listing information last updated on October 24th, 2025 at 5:47pm MDT