

## \$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                69  
Zoning                              Zone 20  
Condo Fee                        \$383

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