

## \$249,900 - 17210 Callingwood Road, Edmonton

MLS® #E4452113

**\$249,900**

3 Bedroom, 2.00 Bathroom, 1,091 sqft  
Condo / Townhouse on 0.00 Acres

Callingwood South, Edmonton, AB

Thoughtfully maintained and designed to maximize natural light and comfort, this bungalow is ready to meet a wide range of adult living needs with ease. The south-facing sunroom is filled with natural light and overlooks a backdrop of mature trees, creating a calm and private retreat. Inside, the main floor features a fully renovated accessible bathroom with a stylish walk-in tiled shower, main floor laundry, and a layout designed for ease of living. The finished basement provides excellent flexibility with a spacious rec area, bedroom, private bathroom, and a storage area with sink. Perfect for accommodating extended family or a live-in caregiver. Updates such as a newer furnace, A/C, carpet, and paint ensure comfort and reliability. This well-kept end unit offers direct access to both unit & visitor parking, making daily life incredibly convenient. Located in a pet-friendly, well-managed 55+ complex known for its strong community feel, this home blends practicality with long-term peace of mind.

Built in 1988

### Essential Information

MLS® # E4452113

Price \$249,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,091             |
| Acres          | 0.00              |
| Year Built     | 1988              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 17210 Callingwood Road |
| Area        | Edmonton               |
| Subdivision | Callingwood South      |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T5T 5P1                |

### Amenities

|                |                                                                                     |
|----------------|-------------------------------------------------------------------------------------|
| Amenities      | Detectors Smoke, No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor |
| Parking Spaces | 1                                                                                   |
| Parking        | Stall                                                                               |

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                          |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Stove-Electric, Washer, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                 |
| Stories           | 2                                                                                                         |
| Has Basement      | Yes                                                                                                       |
| Basement          | Full, Finished                                                                                            |

### Exterior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                  |
| Exterior Features | Commercial, Landscaped, No Back Lane, Public Transportation, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                     |
|------------|---------------------|
| Elementary | Callingwood School  |
| Middle     | Hillcrest School    |
| High       | Jasper Place School |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 19               |
| Zoning         | Zone 20          |
| Condo Fee      | \$391            |

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 6:32pm MDT