

## \$224,900 - 260 Callingwood Two Two, Edmonton

MLS® #E4432688

**\$224,900**

3 Bedroom, 1.50 Bathroom, 1,057 sqft

Condo / Townhouse on 0.00 Acres

Callingwood North, Edmonton, AB

This recently renovated end unit townhome exudes warmth and modern charm. Updated flooring, fresh paint, and new bathrooms set the stage for a space that effortlessly blends comfort with contemporary elegance. The thoughtfully designed main floor encompasses a kitchen, dining area, cozy living room, and convenient half-bath. Upstairs, 3 bedrooms with abundant natural light offer a serene haven for rest and relaxation. The 3-piece bath with a modern, tile and glass shower invites you to indulge in tranquil rejuvenation. The partially finished basement has a laundry and mechanical space, alongside a separate area that beckons with potential - create the perfect entertainment hub or versatile living space. Outside, a large deck awaits, for summer dining or simply basking in the serenity of your private yard. Immerse yourself in the allure of Callingwood's west end location, where the vibrant spirit of the community harmonizes with the ease of access to local amenities and the beauty of nearby green spaces.

Built in 1974

### Essential Information

MLS® # E4432688

Price \$224,900

Bedrooms 3



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,057             |
| Acres          | 0.00              |
| Year Built     | 1974              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 260 Callingwood Two Two |
| Area        | Edmonton                |
| Subdivision | Callingwood North       |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T5T 1A3                 |

### Amenities

|           |                 |
|-----------|-----------------|
| Amenities | No Smoking Home |
| Parking   | Stall           |

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco, Vinyl  |
| Exterior Features | Fenced, Low Maintenance Landscape, No Through Road, Playground Nearby, Public Swimming Pool, Public Transportation, Recreation Use, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco, Vinyl  |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 4                |
| Zoning         | Zone 20          |
| Condo Fee      | \$346            |

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