

## \$299,900 - 6j Callingwood Court, Edmonton

MLS® #E4440103

**\$299,900**

4 Bedroom, 2.50 Bathroom, 1,010 sqft

Condo / Townhouse on 0.00 Acres

Callingwood North, Edmonton, AB

4 Bedrooms & 2.5 baths, Fully renovated WALKOUT basement & "Back to Green" & Corner unit & "Separate Entrance" & Facing Callingwood Park & Walk to elementary school & "2 Full baths". The Townhouse has been fully Renovated, 3 bedrooms, 2.5 bathrooms, All new high-end appliances (include combine washer/dryer), finished WALKOUT basement containing extra living space family entertainment, wet bar and full bathroom. Luxury vinyl flooring throughout the main level. Brightening living room has big picture window overlooks the greenspace at backyard. Beautiful kitchen equipped with ceiling height trendy glossy cabinets, matching Quartz counter top, and high-end appliances. Upstairs, where to find 3 good sized bedrooms. Luxury hotel style retreat full bathroom with modern fixtures and beautiful tiling for wall and floor! Great location, directly across the street to enjoy a huge green space/park area. Easy access to the Whitemud and a short Commute to West Edmonton Mall, schools and the YMCA.

Built in 1973

### Essential Information

MLS® # E4440103

Price \$299,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 4                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,010             |
| Acres          | 0.00              |
| Year Built     | 1973              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 6j Callingwood Court |
| Area        | Edmonton             |
| Subdivision | Callingwood North    |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 0H5              |

### Amenities

|           |                                   |
|-----------|-----------------------------------|
| Amenities | Parking-Visitor, Walkout Basement |
| Parking   | Stall                             |

### Interior

|              |                                                                                                                  |
|--------------|------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Euro Washer/Dryer Combo, Microwave Hood Fan, Refrigerator, Washer, Refrigerators-Two |
| Heating      | Forced Air-1, Natural Gas                                                                                        |
| Stories      | 3                                                                                                                |
| Has Basement | Yes                                                                                                              |
| Basement     | Full, Finished                                                                                                   |

### Exterior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                |
| Exterior Features | Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                           |
| Construction      | Wood, Vinyl                                                                |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 2nd, 2025  
Days on Market                15  
Zoning                              Zone 20  
Condo Fee                        \$393

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