

\$224,880 - 327 6703 172 Street, Edmonton

MLS® #E4464078

\$224,880

2 Bedroom, 2.00 Bathroom, 985 sqft

Condo / Townhouse on 0.00 Acres

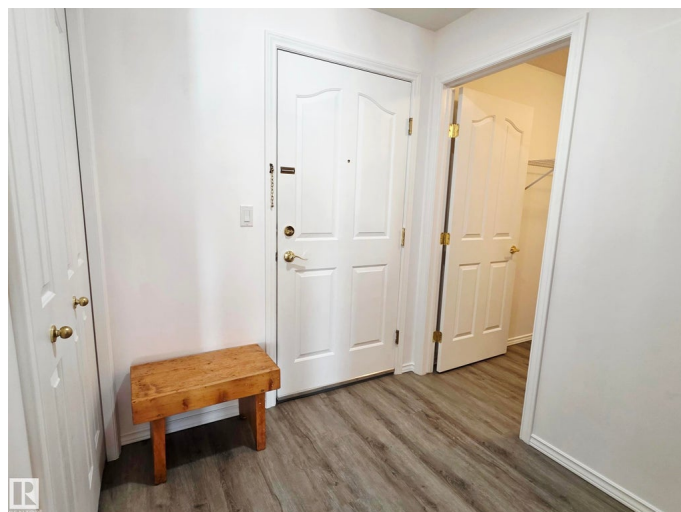
Callingwood South, Edmonton, AB

Welcome to Wolf Willow Manor! This inviting 2 bedroom, 2 bathroom condo in a sought-after 55+ community offers comfort, style, and convenience. Ideally situated on the 3rd floor with sunny south exposure, it features a refreshed kitchen with bright white cabinets, brand-new vinyl plank flooring, new high end fridge, washer & dryer and an open-concept living and dining area with a cozy gas fireplace. The spacious primary suite includes his & hers closets and a private ensuite. Enjoy outdoor living on your large balcony with natural gas hookup for BBQs. Added perks include in-suite laundry and storage, plus a heated underground parking stall with storage cage, located just steps from the elevator. Residents enjoy a vibrant lifestyle with access to a social hall, fitness room, library, workshop, car wash, and pool tables. Perfectly located near shopping, medical offices, the Farmers Market, YMCA, and public transit â€” this is maintenance-free living at its best!

Built in 1999

Essential Information

MLS® #	E4464078
Price	\$224,880
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	985
Acres	0.00
Year Built	1999
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	327 6703 172 Street
Area	Edmonton
Subdivision	Callingwood South
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 6H9

Amenities

Amenities	Car Wash, Club House, Exercise Room, Intercom, No Animal Home, No Smoking Home, Parking-Extra, Secured Parking, Social Rooms, Sprinkler System-Fire, Storage-In-Suite, Vinyl Windows, Storage Cage, Natural Gas BBQ Hookup
Parking Spaces	1
Parking	Heated, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Treed Lot
Roof	Clay Tile
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 30th, 2025
Days on Market	2
Zoning	Zone 20
Condo Fee	\$528

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 October 31st, 2025 at 10:47pm MDT