

\$145,000 - 303 7407 171 Street, Edmonton

MLS® #E4438009

\$145,000

2 Bedroom, 1.50 Bathroom, 908 sqft

Condo / Townhouse on 0.00 Acres

Callingwood North, Edmonton, AB

Opportunity knocks! This is your chance to own bright, spacious & budget-friendly TOP FLOOR condo in Callingwood. Step inside & instantly feel at home—this sun-filled unit features smart & functional layout w/ 2 bedrooms, 1.5 bathrooms, 907 sqft & RARE in-suite STORAGE room that's perfect for organizing life's extras. You'll love the well-equipped kitchen w/ plenty of cabinetry & counter space. Step out onto your private balcony to soak up the sunshine or enjoy a quiet morning coffee. The king-sized primary bedroom is a true retreat, complete w/ a walk-in closet & 2-piece ensuite. A second spacious bedroom & full main bath round out this move-in-ready home. Enjoy the ease of in-suite laundry. Callingwood offers the perfect blend of convenience & community—just steps from everyday essentials like Safeway, restaurants, the YMCA, Lois Hole Library, Westridge Ravine Multi-Use Trails, schools & shopping plazas. Commuting is effortless w/ easy access to 170 Street, Whitemud & the Henday.

Built in 1978

Essential Information

MLS® # E4438009

Price \$145,000



Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	908
Acres	0.00
Year Built	1978
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	303 7407 171 Street
Area	Edmonton
Subdivision	Callingwood North
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 2R1

Amenities

Amenities	Parking-Visitor
Parking	Stall

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Baseboard, Natural Gas
# of Stories	3
Stories	3
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stucco
Exterior Features	Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 22nd, 2025
Days on Market	2
Zoning	Zone 20
Condo Fee	\$468

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