

## \$349,900 - 17306 Callingwood Road, Edmonton

MLS® #E4453796

**\$349,900**

2 Bedroom, 2.00 Bathroom, 1,132 sqft  
Condo / Townhouse on 0.00 Acres

Callingwood South, Edmonton, AB

Welcome to this well-maintained adult-only 55+ bungalow townhouse featuring 2 bedrooms upstairs and a fully finished basement. The home offers a bright white updated kitchen with stacked washer/dryer tucked into a cabinet, and a spacious open-concept living and dining area—perfect for entertaining. The primary bedroom includes a large walk-in closet, and the basement provides flexible extra living space. Enjoy a welcoming community with an amenities building and regular social events, all conveniently located near bus routes and shopping centres.

Built in 1988

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4453796          |
| Price          | \$349,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,132             |
| Acres          | 0.00              |
| Year Built     | 1988              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | Bungalow          |



Status Active

### Community Information

Address 17306 Callingwood Road  
Area Edmonton  
Subdivision Callingwood South  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T5T 5P1

### Amenities

Amenities Deck, No Animal Home, No Smoking Home, Party Room, Recreation Room/Centre, Social Rooms, Television Connection, Vinyl Windows, Wet Bar  
Parking Spaces 4  
Parking Double Garage Attached

### Interior

Interior Features ensuite bathroom  
Appliances Dishwasher-Built-In, Dryer, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings  
Heating Forced Air-1, Natural Gas  
Stories 2  
Has Basement Yes  
Basement Full, Finished

### Exterior

Exterior Wood, Vinyl  
Exterior Features Cul-De-Sac, Low Maintenance Landscape, Not Fenced, Public Transportation, Shopping Nearby  
Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

### Additional Information

Date Listed August 20th, 2025  
Days on Market 3  
Zoning Zone 20  
Condo Fee \$517

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Listing information last updated on August 23rd, 2025 at 1:02pm MDT