

## \$298,750 - 221 Callingwood Place, Edmonton

MLS® #E4461015

**\$298,750**

3 Bedroom, 1.50 Bathroom, 1,208 sqft

Condo / Townhouse on 0.00 Acres

Callingwood South, Edmonton, AB

Opportunity knocks for this fully finished family friendly three bedroom townhome WITH an attached garage and A/C! Conveniently located in the quiet Callingwood neighborhood close to schools, parks, public transit, shopping, and easy access to the Henday and Whitemud! The impressive kitchen features mahogany stained full-height cabinetry, pots and pans drawers, glass tile back splash and stainless steel appliances. The main floor is complete with a renovated powder room, dining room and living room with views and access to your fully fenced rear yard. On the second floor you will find three HUGE bedrooms, a large storage room and a fully renovated bathroom with dual sinks and a large tub. The finished basement features a family room, plenty of storage, and a laundry/utility area. Newer energy efficient hot water tank and furnace. Complex features newer shingles. This is more than a townhome—it's the backdrop for your next adventure. Ready to make it yours?

Built in 1977

### Essential Information

MLS® # E4461015

Price \$298,750

Bedrooms 3



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,208             |
| Acres          | 0.00              |
| Year Built     | 1977              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 221 Callingwood Place |
| Area        | Edmonton              |
| Subdivision | Callingwood South     |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5T 2C6               |

### Amenities

|                |                                            |
|----------------|--------------------------------------------|
| Amenities      | See Remarks                                |
| Parking Spaces | 2                                          |
| Parking        | Front Drive Access, Single Garage Attached |

### Interior

|              |                                                                                                                     |
|--------------|---------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                                           |
| Stories      | 2                                                                                                                   |
| Has Basement | Yes                                                                                                                 |
| Basement     | Full, Partially Finished                                                                                            |

### Exterior

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

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      October 6th, 2025  
Days on Market                13  
Zoning                              Zone 20  
Condo Fee                        \$333



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Listing information last updated on October 19th, 2025 at 2:47am MDT