

\$269,900 - 311 6623 172 Street, Edmonton

MLS® #E4426475

\$269,900

2 Bedroom, 2.00 Bathroom, 1,212 sqft
Condo / Townhouse on 0.00 Acres

Callingwood South, Edmonton, AB

Fabulous Adult (55+) Community! This top floor 2 bdrm+ den, 2 bath unit offers everything you could want - includes 2 titled underground parking stalls w/storage. You will love the vaulted ceilings in the open concept living/dining/kitchen space. New Power blinds in living room is a breeze. Plus all of the spectacular upgrades throughout. Kitchen offers new granite counters, backsplash, sink, faucet, garburator, undercabinet lighting & Kitchenaid appliance pkg. The entire unit offers modern colour palette, updated LED lighting pkg plus no carpet. The primary bdrm generously hosts a king sized suite, offers a large walk-in closet with organizers & an ensuite to appease everyone with jetted tub, walk-in shower, lighted vanity mirror & ample vanity space. Additional rooms include a generous 2nd bdrm, den complete with wardrobe, laundry room with front load machines & storage plus another full bathroom w/ walk-in shower. Unit has in-floor heating. You can also enjoy summer w/ central A/C & gas BBQ hookup!



Built in 1998

Essential Information

MLS® #	E4426475
Price	\$269,900

Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,212
Acres	0.00
Year Built	1998
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	311 6623 172 Street
Area	Edmonton
Subdivision	Callingwood South
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 6J2

Amenities

Amenities	Air Conditioner, Car Wash, Detectors Smoke, Exercise Room, Hot Water Natural Gas, Intercom, Party Room, Recreation Room/Centre, Sauna; Swirlpool; Steam, Secured Parking, Security Door, Sprinkler System-Fire, Vaulted Ceiling, Workshop
Parking Spaces	2
Parking	Heated, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garburator, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	In Floor Heat System, Natural Gas
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stucco
Exterior Features	Golf Nearby, Low Maintenance Landscape, Picnic Area, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	March 19th, 2025
Days on Market	16
Zoning	Zone 20
Condo Fee	\$725

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