

\$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 7
Zoning Zone 20
Condo Fee \$517

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 August 27th, 2025 at 3:18pm MDT