

## \$289,000 - 146 Callingwood Place, Edmonton

MLS® #E4459736

**\$289,000**

2 Bedroom, 1.50 Bathroom, 1,179 sqft

Condo / Townhouse on 0.00 Acres

Callingwood South, Edmonton, AB

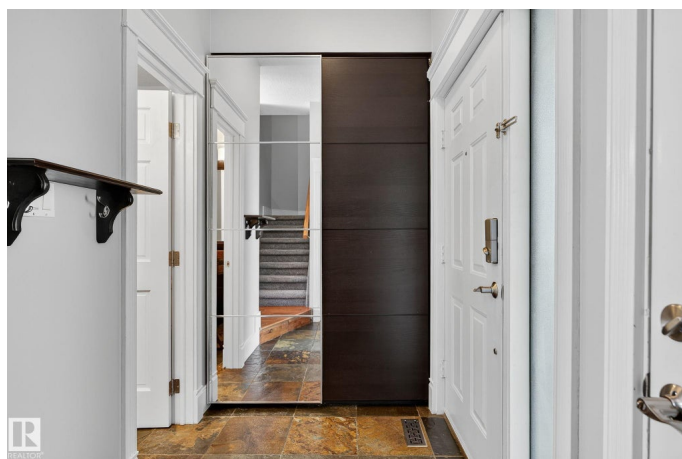
Welcome to this well-maintained and tastefully updated townhouse, nestled in one of West Edmonton's most sought-after communities—Callingwood. Step inside to a bright and spacious living area, filled w/ natural light and enhanced by the home's timeless character. A cozy dinette flows seamlessly to your private backyard patio. The modernized kitchen is a standout, featuring SS appliances and a striking stone backsplash, while a convenient half bath completes the main floor. Upstairs, retreat to your spacious primary suite, complete with a space for a charming nook area or home office & direct access to your private balcony. A secondary bedroom & 4pc bath complete the upper level. The basement offers an inviting entertaining space, finished laundry area, and plenty of storage. Outside, enjoy a fully landscaped backyard, spacious deck, and the convenience of a single attached garage. This townhouse beautifully blends character and updates, offering comfort & style in a prime West Edmonton location.

Built in 1978

### Essential Information

MLS® # E4459736

Price \$289,000



Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,179
Acres	0.00
Year Built	1978
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	146 Callingwood Place
Area	Edmonton
Subdivision	Callingwood South
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 8C6

### Amenities

Amenities	No Smoking Home, Parking-Visitor, See Remarks
Parking	Single Garage Attached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Flat Site, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Callingwood School  
Middle                              Hillcrest School  
High                                 Jasper Place School

**Additional Information**

Date Listed                      September 26th, 2025  
Days on Market                2  
Zoning                              Zone 20  
Condo Fee                        \$324

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