

# \$218,800 - 120 6703 172 Street, Edmonton

MLS® #E4464707

**\$218,800**

2 Bedroom, 1.00 Bathroom, 849 sqft

Condo / Townhouse on 0.00 Acres

Callingwood South, Edmonton, AB

Fresh, Bright, and Move-In Ready! Adult (55) living at it's finest! This 2-bedroom, 1-bathroom main-floor suite offers 849 sq. ft. of comfortable living, tucked quietly at the back of the complex. Enjoy a spacious balcony with natural gas hookupâ€”perfect for summer grilling. Recently updated with fresh paint, new luxury vinyl plank flooring, and modern lighting, the suite feels stylish and inviting. Youâ€™ll love the convenience of a pantry and in-suite laundry. The building offers fantastic amenities: an exercise room, games room, and a social room with kitchen available for private gatherings. This friendly community hosts weekly coffee meet-ups and clubsâ€”an ideal place to connect and belong. Heated underground parking included! All very close to shopping at the Market Place at Callingwood, walk to convenience stores and easy access to the WhiteMud and Henday.

Built in 1999

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4464707  |
| Price          | \$218,800 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 849       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1999                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 120 6703 172 Street |
| Area        | Edmonton            |
| Subdivision | Callingwood South   |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5T 6H9             |

### Amenities

|                |                                                                                                                                                                                              |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Car Wash, Detectors Smoke, Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Patio, Secured Parking, Sprinkler System-Fire, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking Spaces | 1                                                                                                                                                                                            |
| Parking        | Underground                                                                                                                                                                                  |

### Interior

|              |                                                                                                 |
|--------------|-------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Microwave Hood Fan, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                       |
| Fireplace    | Yes                                                                                             |
| Fireplaces   | Mantel, Tile Surround                                                                           |
| # of Stories | 4                                                                                               |
| Stories      | 4                                                                                               |
| Has Basement | Yes                                                                                             |
| Basement     | None, No Basement                                                                               |

### Exterior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                                   |
| Exterior Features | Golf Nearby, Landscaped, Picnic Area, Public Transportation, Recreation Use, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                      |

|              |                     |
|--------------|---------------------|
| Construction | Wood, Brick, Stucco |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 4th, 2025 |
| Days on Market | 13                 |
| Zoning         | Zone 20            |
| Condo Fee      | \$466              |

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Listing information last updated on November 16th, 2025 at 10:47pm MST