

## \$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

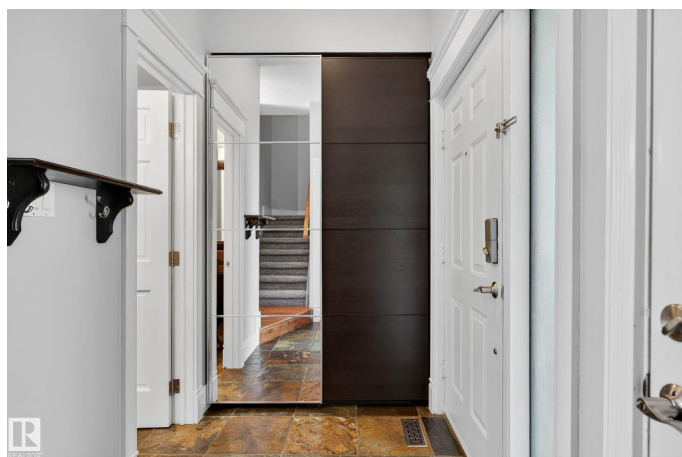
Welcome to this well-maintained and tastefully updated townhouse, nestled in one of West Edmonton's most sought-after communities—Callingwood. Step inside to a bright and spacious living area, filled w/ natural light and enhanced by the home's timeless character. A cozy dinette flows seamlessly to your 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                7  
Zoning                              Zone 20  
Condo Fee                        \$324

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