

## \$274,900 - 105 17703 64 Avenue, Edmonton

MLS® #E4429971

**\$274,900**

2 Bedroom, 2.00 Bathroom, 1,160 sqft

Condo / Townhouse on 0.00 Acres

Callingwood South, Edmonton, AB

Welcome to carefree adult living in Callingwood Village—an exceptional 55+ community! This beautifully maintained bungalow-style half-duplex backs onto greenspace—no busy roads, just privacy, and peace from your 3-season heated sunroom. With 1,160 sq. ft. of bright, open-concept living, you'll love the vaulted ceilings, functional kitchen, sunny living and dining areas, and central A/C for year-round comfort. The main floor features 2 very spacious bedrooms, a 3-piece renovated bathroom with spa shower, main floor laundry, and an attached single garage with an accessible ramp). Downstairs offers a cozy den, a renovated full bathroom, a workshop space, and plenty of storage. Tucked into a quiet cul-de-sac, just steps from Callingwood Shopping Centre, this well-managed complex handles snow removal, and lawn care, and offers extra visitor parking. Enjoy the freedom of low-maintenance living in a welcoming, peaceful setting—this is the 55+ lifestyle you™ve been waiting for!

Built in 1988

### Essential Information

MLS® # E4429971

Price \$274,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,160             |
| Acres          | 0.00              |
| Year Built     | 1988              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 105 17703 64 Avenue |
| Area        | Edmonton            |
| Subdivision | Callingwood South   |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5T 5R8             |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Deck, No Smoking Home, Parking-Visitor, Vaulted Ceiling, Vinyl Windows, Vacuum System-Roughed-In |
| Parking Spaces | 2   |
| Parking        | Single Garage Attached  |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-2, Natural Gas   |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | Full, Partially Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Backs Onto Park/Trees, No Through Road, Picnic Area, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 9                |
| Zoning         | Zone 20          |
| Condo Fee      | \$411            |

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Listing information last updated on April 19th, 2025 at 3:47am MDT