

Courtesy Of Dawn J Morgan Of Exp Realty

\$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	13
Zoning	Zone 20
Condo Fee	\$411

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Listing information last updated on April 23rd, 2025 at 9:02pm MDT