

\$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 adult living in Callingwood Village—an exceptional 55+ community! This fantastic 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 21
Zoning Zone 20
Condo Fee \$411

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