

## **\$269,900 - 311 6623 172 Street, Edmonton**

---

MLS® #E4426475

### **\$269,900**

2 Bedroom, 2.00 Bathroom, 1,212 sqft  
Condo / Townhouse on 0.00 Acres

Callingwood South, Edmonton, AB

Fabulous Adult (55+) Community! This top floor 2 bdrm+ den, 2 bath unit offers everything you could want - includes 2 titled underground parking stalls w/storage. You will love the vaulted ceilings in the open concept living/dining/kitchen space. New Power blinds in living room is a breeze. Plus all of the spectacular upgrades throughout. Kitchen offers new granite counters, backsplash, sink, faucet, garburator, undercabinet lighting & Kitchenaid appliance pkg. The entire unit offers modern colour palette, updated LED lighting pkg plus no carpet. The primary bdrm generously hosts a king sized suite, offers a large walk-in closet with organizers & an ensuite to appease everyone with jetted tub, walk-in shower, lighted vanity mirror & ample vanity space. Additional rooms include a generous 2nd bdrm, den complete with wardrobe, laundry room with front load machines & storage plus another full bathroom w/ walk-in shower. Unit has in-floor heating. You can also enjoy summer w/ central A/C & gas BBQ hookup!



Built in 1998

### **Essential Information**

MLS® #	E4426475
Price	\$269,900

Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,212
Acres	0.00
Year Built	1998
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	311 6623 172 Street
Area	Edmonton
Subdivision	Callingwood South
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 6J2

### Amenities

Amenities	Air Conditioner, Car Wash, Detectors Smoke, Exercise Room, Hot Water Natural Gas, Intercom, Party Room, Recreation Room/Centre, Sauna; Swirlpool; Steam, Secured Parking, Security Door, Sprinkler System-Fire, Vaulted Ceiling, Workshop
Parking Spaces	2
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garburator, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	In Floor Heat System, Natural Gas
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Golf Nearby, Low Maintenance Landscape, Picnic Area, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 19th, 2025
Days on Market	16
Zoning	Zone 20
Condo Fee	\$725

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 4th, 2025 at 12:18pm MDT