# \$237,000 - 6623 172 Street, Edmonton

MLS® #E4430781

#### \$237,000

2 Bedroom, 2.00 Bathroom, 1,249 sqft Condo / Townhouse on 0.00 Acres

Callingwood South, Edmonton, AB

Welcome to Country Club Court â€" Second Floor of 55+ Community adult living complex. This immaculate Second-floor condo offers refined adult-living experience coupled with hint of a vacation feel with the patio. Featuring 2 large bedrooms, living room and 2 full bathrooms, it's perfect for those seeking luxury and comfort. The kitchen boasts abundant cabinets, and appliances. Also featuring at your private balcony is a natural gas line for BBQs. The spacious primary suite includes a walk-in closet and an ensuite with a soaker tub. Additional laundry room, and ample storage. Extras include 1 titled parking stalls#55underground with storage Legal116â€"and access to amenities like a car wash, social room, gym, workshop, and visitor parking. Located on the quiet side of the building, this home combines comfort, convenience, and luxury. Your oasis awaits!

Built in 1998

#### **Essential Information**

MLS® # E4430781 Price \$237,000

Bedrooms 2

Bathrooms 2.00

Full Baths 2

Square Footage 1,249







Acres 0.00 Year Built 1998

Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

## **Community Information**

Address 6623 172 Street

Area Edmonton

Subdivision Callingwood South

City Edmonton
County ALBERTA

Province AB

Postal Code T5T 6J2

#### **Amenities**

Amenities Car Wash, Exercise Room, Fire Pit, Parking-Visitor, Sauna; Swirlpool;

Steam, Security Door, Social Rooms, Storage-In-Suite

Parking Heated, Parkade, Underground

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric

Heating In Floor Heat System, Natural Gas

# of Stories 3
Stories 3
Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Stucco

Exterior Features Golf Nearby, Landscaped, Park/Reserve, Picnic Area, Playground

Nearby, Public Swimming Pool, Public Transportation, Schools,

Shopping Nearby, Vegetable Garden

Roof Asphalt Shingles

Construction Wood, Stucco

Foundation Concrete Perimeter

### **Additional Information**

Date Listed April 14th, 2025

Days on Market

Zoning

Zone 20

64

Condo Fee \$733

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