

Courtesy Of Kwaku Nyantakyi Of Century 21 Leading

## \$237,500 - 204 6623 172 Street, Edmonton

MLS® #E4415348

**\$237,500**

2 Bedroom, 2.00 Bathroom, 1,254 sqft  
Condo / Townhouse on 0.00 Acres

Callingwood South, Edmonton, AB

Welcome to Country Club Court â€” First 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, a den/office, and 2 full bathrooms, itâ€™s perfect for those seeking luxury and comfort. The kitchen boasts abundant cabinets, and sleek stainless-steel appliances. Also featuring at your private balcony is a natural gas line for BBQs. The spacious primary suite includes a walk-through closet and an ensuite with a soaker tub. Additional laundry room, and ample storage. Extras include 1 titled parking stallsâ€”one underground with storageâ€”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® #	E4415348
Price	\$237,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	1,254
Acres	0.00
Year Built	1998
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	204 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 December 5th, 2024

Days on Market 98

Zoning Zone 20

Condo Fee \$733

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