

# \$199,900 - 407 6703 172 Street, Edmonton

MLS® #E4438324

**\$199,900**

2 Bedroom, 2.00 Bathroom, 990 sqft  
Condo / Townhouse on 0.00 Acres

Callingwood South, Edmonton, AB

Welcome to this well maintained 2 bdrm, 2 bath condo ideally located on the 4th floor of this 55 plus building. Perfectly situated in a highly desirable neighborhood, this home offers both comfort, convenience and a true community. Enjoy spacious, open-concept living, spacious kitchen, and a private balcony—ideal for your morning coffee or evening unwind. The AIR CONDITIONING ensures you can stay cool during our hot summer days and evenings. The primary bedroom features a full ensuite and ample closet space, while the second bedroom is perfect for guests or a home office. Additional highlights include in-suite laundry, storage cage, and secure underground parking. Step outside and find yourself just minutes from all amenities—shopping, dining, medical services, parks, and public transit are all within easy reach. Whether you're looking to downsize, invest, or find your ideal low-maintenance home, this condo offers exceptional value in a prime location.

Built in 1999

## Essential Information

MLS® #	E4438324
Price	\$199,900
Bedrooms	2



Bathrooms	2.00
Full Baths	2
Square Footage	990
Acres	0.00
Year Built	1999
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	407 6703 172 Street
Area	Edmonton
Subdivision	Callingwood South
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 6H9

### Amenities

Amenities	Air Conditioner, Car Wash, Exercise Room, No Animal Home, No Smoking Home, Social Rooms, Storage-In-Suite, Storage Cage
Parking Spaces	1
Parking	Heated, Parkade, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Landscaped, Park/Reserve, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 23rd, 2025
Days on Market	80
Zoning	Zone 20
Condo Fee	\$528

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