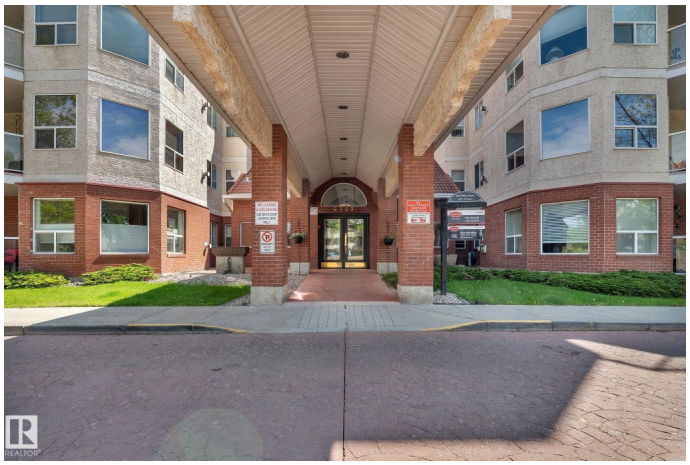
Courtesy Of Patrick D Fields Of Real Broker

$194,900 - 407 6703 172 Street, Edmonton

MLS® #E4455764

$194,900
2 Bedroom, 2.00 Bathroom, 990 sqft
Condo / Townhouse on 0.00 Acres

Callingwood South, Edmonton, AB



Welcome to your new home in this incredible 55+ community. This bright 2 bedroom, 2 bathroom condo on the 4th floor is designed for comfort and ease of living. The open floor plan features a spacious kitchen, cozy living area, and private balconyâ€”perfect for morning coffee or evening relaxation. Stay cool with air conditioning, and enjoy the privacy of a primary suite with full ensuite and ample closet space. The second bedroom works well for guests, hobbies, or a home office. Convenience is built in with in-suite laundry, a secure storage cage, and heated underground parkingâ€”no more snow shoveling or icy windshields. The building offers not just a home, but a welcoming community. Youâ€™ll love being close to shopping, dining, medical services, parks, and public transit, all just minutes away. Perfect for downsizing or enjoying a low-maintenance lifestyle, this condo combines comfort, security, and community in a prime location.

Built in 1999

Essential Information

MLS® #	E4455764
Price	$194,900
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	Air Conditioning-Central, 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	September 3rd, 2025
Days on Market	48
Zoning	Zone 20
Condo Fee	$528

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Listing information last updated on October 21st, 2025 at 8:17am MDT