

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

MLS® #E4438324

**\$199,900**

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

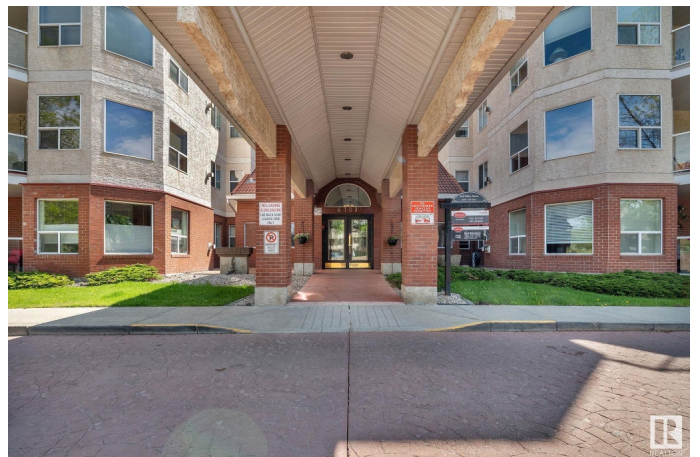
Callingwood South, Edmonton, AB

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 | 76             |
| Zoning         | Zone 20        |
| Condo Fee      | \$528          |

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Listing information last updated on August 7th, 2025 at 1:47pm MDT