

## \$639,900 - 2211 Calhoun Link Link, Edmonton

MLS® #E4460060

**\$639,900**

4 Bedroom, 3.50 Bathroom, 2,013 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Beautiful Family Home with Income Potential! This exceptional property features a fully legal 1-bedroom basement suite with permits, private entrance, its own furnace and hot water tank! The main living space offers a spacious primary suite with a gorgeous ensuite and walk-in closet, two additional bedrooms, a large bonus room, and convenient main floor laundry. The kitchen shines with an impressive walk-through pantry and flows seamlessly into the open-concept living and dining areas—ideal for both family living and entertaining. Step outside to a quiet, private backyard with space to play, relax, or garden. Complete with an oversized double garage, this home has all the space and flexibility you’ve been looking for!

Built in 2015

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4460060  |
| Price          | \$639,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 2,013     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2015                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 2211 Calhoun Link Link |
| Area        | Edmonton               |
| Subdivision | Chappelle Area         |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6W 3E1                |

### Amenities

|           |                                                                                                             |
|-----------|-------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Vacuum System-Roughed-In |
| Parking   | Double Garage Attached, Insulated                                                                           |

### Interior

|                   |                                                                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                    |
| Appliances        | Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Oven-Microwave, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, TV Wall Mount |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                                 |
| Fireplaces        | See Remarks                                                                                                                                                                         |
| Stories           | 3                                                                                                                                                                                   |
| Has Suite         | Yes                                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                                                 |
| Basement          | Full, Finished                                                                                                                                                                      |

### Exterior

|                   |                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                    |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Private Park Access |
| Roof              | Asphalt Shingles                                                                                                                                               |
| Construction      | Wood, Vinyl                                                                                                                                                    |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 30th, 2025  
Days on Market                23  
Zoning                              Zone 55  
HOA Fees                         447.3  
HOA Fees Freq.                Annually

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