

## \$194,900 - 407 6703 172 Street, Edmonton

MLS® #E4455764

**\$194,900**

2 Bedroom, 2.00 Bathroom, 990 sqft

Condo / Townhouse on 0.00 Acres

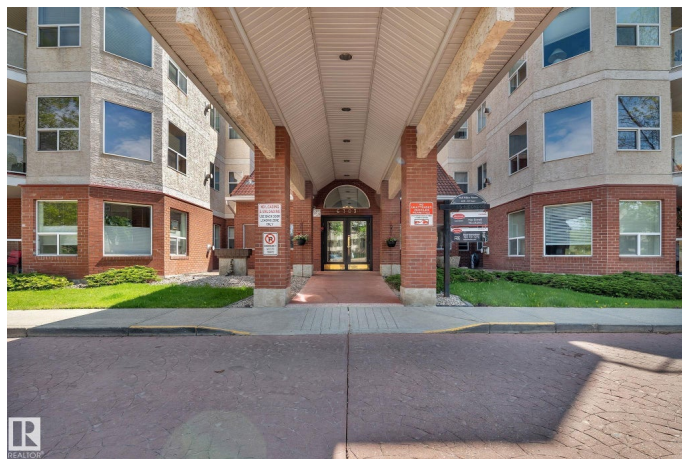
Callingwood South, Edmonton, AB

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 balcony—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 parking—no more snow shoveling or icy windshields. The building offers not just a home, but a welcoming community. You™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 | 18                  |
| Zoning         | Zone 20             |
| Condo Fee      | \$528               |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 21st, 2025 at 8:32am MDT