



## Edmonton Alberta

\$145,000

Opportunity knocks! This is your chance to own bright, spacious & budget-friendly TOP FLOOR condo in Callingwood. Step inside & instantly feel at home--this sun-filled unit features smart & functional layout w/ 2 bedrooms, 1.5 bathrooms, 907 sqft & RARE in-suite STORAGE room that's perfect for organizing life's extras. You'll love the well-equipped kitchen w/ plenty of cabinetry & counter space. Step out onto your private balcony to soak up the sunshine or enjoy a quiet morning coffee. The king-sized primary bedroom is a true retreat, complete w/ a walk-in closet & 2-piece ensuite. A second spacious bedroom & full main bath round out this move-in-ready home. Enjoy the ease of in-suite laundry. Callingwood offers the perfect blend of convenience & community--just steps from everyday essentials like Safeway, restaurants, the YMCA, Lois Hole Library, Westridge Ravine Multi-Use Trails, schools & shopping plazas. Commuting is effortless w/ easy access to 170 Street, Whitemud & the Henday. (id:6769)

Living room 14'6" x 11'9"

Dining room 7'3" x 9'8"

Kitchen 8' x 7'7"

Primary Bedroom 4'6" x 8'1"

Bedroom 2 15'8" x 9'7"

Storage 4'6" x 10'3"

Listing Presented By:



Originally Listed by:  
RE/MAX River City

<http://livarealestategroup.com/>

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