

FOR SALE

10B Callingwood Court NW
Edmonton, AB T5T 0H5



Leah Duvall
REAL ESTATE AGENT, REALTOR®
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Callingwood Court

Welcome to Callingwood Court! This charming 2-storey townhouse offers 3 bedrooms and 1.5 bathrooms in a fantastic location within walking distance of Callingwood Elementary, Jamie Platz YMCA, Lois Hole Public Library, sports fields, spray park, skate park, and an off-leash area. The main level features newer vinyl plank and carpet throughout, a bright spacious living room, a functional galley-style kitchen, a dining area, and a convenient powder room. Upstairs, you'll find three cozy bedrooms with newer carpet and an updated 4-piece bath. The unfinished basement provides plenty of room for storage, laundry, and the potential to create additional living space to suit your needs. Outside, enjoy a fully fenced yard-perfect for kids, pets, or just relaxing outdoors- with flowers and fruit plants already growing and room to add your own touch. Offering easy access to the Whitemud and Anthony Henday, and just minutes from West Edmonton Mall, this affordable home is ready for you to move in and make it your own.

View the home: www.leahduvall.com

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DO YOU HAVE A QUESTION? CALL ME: (780) 270-4153

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