



**256 Callingwood Place NW  
Edmonton, Alberta**

**MLS # A2304808**



**\$289,900**

<b>Division:</b>	Callingwood South		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,276 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Garden, Landscaped, No Back Lane, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 330
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	20
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Quartz Counters, Vinyl Windows		

**Inclusions:** Storage shed in the backyard

Meet the townhouse with MAIN CHARACTER ENERGY! This delightfully updated 3 bedroom gem sits in a quiet west end community where life feels easy and errands feel close. Schools, parks, shopping, transit and daily essentials are all nearby, so your car may start feeling neglected. Inside, a roomy front entry welcomes muddy boots, backpacks and dramatic entrances. The bright main floor shows off flooring, fresh paint, cheerful lighting and an UPGRADED KITCHEN ready for midnight snacks or gourmet experiments. Slide outside to your private fenced yard with gazebo, perfect for coffee sipping, string lights and pretending you are on vacation. Upstairs offers three generous bedrooms and a refreshed full bath. Downstairs, the FULLY FINISHED BASEMENT is ready to be a movie lounge, gym, office, hobby cave or legendary blanket fort. Move-in ready, wonderfully maintained and packed with personality, this home is equal parts practical and playful. DON'T MISS OUT!