

## \$224,900 - 215 6623 172 Street, Edmonton

MLS® #E4450073

**\$224,900**

2 Bedroom, 2.00 Bathroom, 1,048 sqft  
Condo / Townhouse on 0.00 Acres

Callingwood South, Edmonton, AB

Welcome to Country Club Court, an upscale 55+ adult complex in desirable west Edmonton. This spacious 2-bedroom, 2-bath condo offers an ideal layout with bedrooms on opposite sides of the open-concept living area for added privacy. The front entry leads into a classic white kitchen featuring a pantry, moveable island, built-in dishwasher, and cabinetry. The kitchen flows into the bright dining and living space, where large patio doors open to a generous north-facing balcony. The primary bedroom has a large walk-in closet and a 4-piece ensuite with a soaker. The second bedroom offers two closets, including one walk-in, and is located near the main bathroom with a walk-in shower. A separate laundry room adds to the convenience. Titled underground parking stall with a storage unit. Building amenities include a fitness room, club room with pool table, sauna, hobby room, and car wash. The beautifully maintained complex also features a welcoming lobby with a fountain, BBQ area, and patio.

Built in 1998

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4450073  |
| Price  | \$224,900 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,048                  |
| Acres          | 0.00                   |
| Year Built     | 1998                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 215 6623 172 Street |
| Area        | Edmonton            |
| Subdivision | Callingwood South   |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5T 6J2             |

### Amenities

|           |                                                                    |
|-----------|--------------------------------------------------------------------|
| Amenities | Exercise Room, Gazebo, Patio, Recreation Room/Centre, Social Rooms |
| Parking   | Underground                                                        |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | In Floor Heat System, Natural Gas                                                    |
| # of Stories      | 3                                                                                    |
| Stories           | 1                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | None, No Basement                                                                    |

### Exterior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                         |
| Exterior Features | Golf Nearby, Low Maintenance Landscape, Picnic Area, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                     |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2025 |
| Days on Market | 52              |
| Zoning         | Zone 20         |
| Condo Fee      | \$646           |

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Listing information last updated on September 17th, 2025 at 11:02pm MDT