



**Edmonton** **Callingwood South** **LP:** **\$144,900**  
 #528 17404 64 AV NW T5T 6X4 **SP:** **M**

**Listing ID #** E4483494 **ACTIVE**  
**Building Type** Lowrise Apartment  
**Style** Single Level Apartment  
**Year Built** 2004  
**Full Baths** 1  
**Half Baths** 0  
**Total Baths** 1.0  
**Sold Date**  
**Bedrooms Above** 1  
**Bedrooms Total** 1  
**Basement** None  
**Basement Dev** No Basement  
**Tot Flr AG SqM** 51.93

**URL-Virtual Tour** **URL-Brochure** **Tot Flr AG SqFt** 558.97

You can't beat this top floor, 1-bedroom unit in the west end. Bright and sunny with a south exposure over looking a park, where you can enjoy the greenery and open sky views from your living room, bedroom and balcony. An open concept with engineered wood flooring and ceramic tile. The well-appointed kitchen has a built-in wine rack, wrap-around counter and an eating bar! For your convenience there's in-suite laundry with a newer stackable washer and dryer - replaced about 2 years ago. One energized surface parking stall comes with the unit, as well as lots of visitor parking when your friends and family come to call. A convenient, walkable location for a variety of amenities including groceries, coffee shops and restaurants. Low condo fees makes this an affordable place to call home!

**Directions**

Living Room	4.00x3.29	M	Bedroom 3	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	3.29x2.36	M	Bedroom 4	1	4	M	No	Main		
Kitchen	2.58x2.22	M		2				Upper		
Family Room				3				Above Grd		
Den				4				Lower		
Bonus Room				5				Below Grd		
Primary Bedrm	3.71x3.05	M		6				Tot Flr AG	51.93	558.97
Bedroom 2				7				# Finished	1	

**Heat Source** Natural Gas  
**Heat Type** Baseboard  
**Foundation** Concrete  
**Roof Type** Tar & Gravel  
**Exterior** Brick, Vinyl  
**Flooring** Ceramic Tile, Engineered Wood  
**Features** Detectors Smoke, No Smoking Home, Parking-Visitor, Security Door, Vinyl Windows

**Construction** Wood Frame  
**Basement** None / No Basement  
**Separate Ent**  
**2nd Suite** **Permit By Seller**  
**Garage Suite** **Permit**  
**Garden Suite** **Permit**  
**Lot Shape** **Front Exposure** South  
**Lot Size SqM** 55.03 **F x D (m)** x  
**Zoning**  
**Tax Amount** \$1,262.30 / 2025  
**Conform Type**  
**Conform Year**  
**Goods Excl**

**Goods Incl** Dishwasher-Built-In, Hood Fan, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric

**Warranty**

**Fireplace**  
**FP Fuel**  
**FP Type**

**Site Features** Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

**HOA Y/N** No  
**HOA Fee/Schd** /  
**HOA Fee Incls**

**Parking** Stall

**Road Access** Paved

**Park Encl/Tot** / **Garage Dim**

<b>Condo Name</b>	Westpark Condominiums	<b>Floor Location</b>	Top	<b>Floor#</b>	5
<b>Condo Fee</b>	\$322.64	<b>Fee Schedule</b>	Monthly	<b>Elevator</b>	Yes
<b>Fee Includes</b>	Exterior Maintenance, Heat, Insur. for Common Areas, Landscape/Snow Removal, Parking, Professional Management, Reserve Fund Contribution, Utilities Common Areas, Water/Sewer		<b>Balcony/Terrace</b>	Yes	<b>Min Age</b>
		<b>Titled Storage</b>	No		
		<b>Parking Type</b>	Assigned		
		<b>Unit Exposure</b>	S		