



Edmonton **20** **Callingwood South** **LP:** **\$185,000**
#217 17109 67 AV NW **SP:** **M**

ACTIVE

Type: Lowrise Apartment **Listing ID#:** E4150361
Style: Single Level Apartment **Bdrms Above:** 3
Year Built: 1995 **Bdrms Total:** 3
Full Baths: 2 **Basement:** None
Half Baths: 0 **Bsmnt Dev:** No Basement
Tot A.G. SqFt: 1,137.86 **Tot A.G. SqM:** 105.71

Welcome to Mainstreet West, tucked away in Callingwood South. The beautifully renovated THREE BEDROOM condo has everything you need. The ample entrance greets you as you walk through the door. As you follow the NEW VINYL PLANK FLOORING down the hall the renovated galley kitchen is on the left and the dining room and living room open up to a huge picture window and a balcony. There is a 4 piece bathroom off the hall as well as a large storage room. The master bedroom has a walk thru closet and a 3 piece bathroom has a walk in shower. The second bedroom is off the living room and faces west, it could also double as a great den or office. Finally there is the THIRD bedroom down the back hallway secluded from the main living area. This unit has newer front load laundry facilities IN the suite for you convenience. With over \$20,000 invested in upgrades, the pride of ownership really shows! The building is well run with an assigned parking stall close to the building. **First photo has been virtually staged**

Directions:

Virtual Tour: <https://youtu.be/UI7Hm3M4Ixc> **Brochure:** <http://www.217-17109-67ave.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
Baths:	0	0	0	1	0	0	Main:		
Ensuite Baths:		0	1	0	0	0	Uppr:		
Finish Levels:	3						AbGd:		
Fireplace Y/N:	N		Fireplace Type:				Lowr:		
Parking:	Stall						BIGd:		
Garage Dim:				Prk Encl/Ttl:	/ 1		Total A.G.:	105.71	1,137.86

Living Room:	4.46x3.35	M	Master Bedroom:	3.63x3.41	M
Dining Room:	3.44x2.71	M	Bedroom 2:	3.30x3.25	M
Kitchen:	2.57x2.26	M	Bedroom 3:	3.53x3.51	M
Family Room:					
Den:					
Bonus Room:					

Flooring: Vinyl Plank **Foundation:** Concrete
Construction: Wood Frame **Heating Type:** Baseboard, Hot Water
Roof: Asphalt Shingles **Heat Source:** Natural Gas
Exterior: Stucco **Features:** Deck, Laundry-In-Suite, Security Door, Storage-In-Suite
Site Influences: Public Transportation, Schools, Shopping Nearby

Goods Included: Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer **Restrictions:** None Known

Goods Excluded:

Warranty:

Elem School: **Jr. High School:** **Sr High School:**

Condo Name:	Mainstreet West	Condo Fee Incl:	Exterior Maintenance, Heat, Insur. for Common Areas, Landscape/Snow Removal, Parking, Professional Management, Reserve Fund Contribution, Utilities
Condo Fee:	\$513.92	HOA Fee:	
Floor Location:	Other	Floor Number:	2
Balcony/Terrace	Yes	Unit Exposure:	NW
		HOA Fee Incl:	

Total Lot M2: **Lot Shape:** **Lot Dimen:**
Frontage: **Depth:** **Zoning:**
Conform: **Conform Yr:** **Front Expos:** North
Taxes: \$1,780.81 2018 **Local Improve:**