

## \$224,880 - 327 6703 172 Street, Edmonton

MLS® #E4464078

**\$224,880**

2 Bedroom, 2.00 Bathroom, 985 sqft

Condo / Townhouse on 0.00 Acres

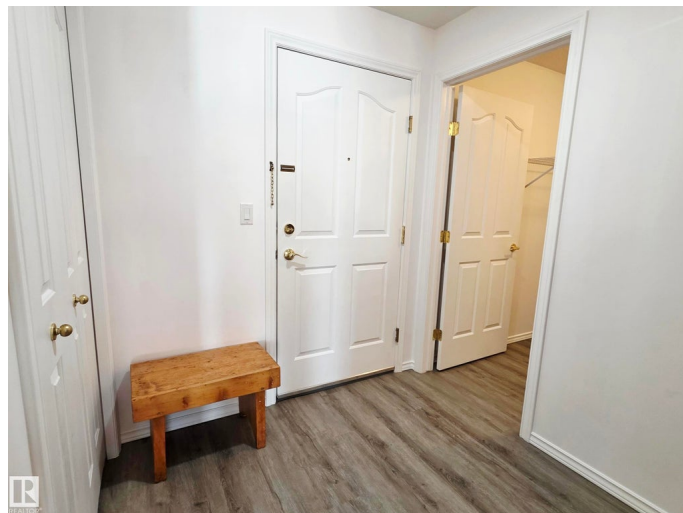
Callingwood South, Edmonton, AB

Welcome to Wolf Willow Manor! This inviting 2 bedroom, 2 bathroom condo in a sought-after 55+ community offers comfort, style, and convenience. Ideally situated on the 3rd floor with sunny south exposure, it features a refreshed kitchen with bright white cabinets, brand-new vinyl plank flooring, new high end fridge, washer & dryer and an open-concept living and dining area with a cozy gas fireplace. The spacious primary suite includes his & hers closets and a private ensuite. Enjoy outdoor living on your large balcony with natural gas hookup for BBQs. Added perks include in-suite laundry and storage, plus a heated underground parking stall with storage cage, located just steps from the elevator. Residents enjoy a vibrant lifestyle with access to a social hall, fitness room, library, workshop, car wash, and pool tables. Perfectly located near shopping, medical offices, the Farmers Market, YMCA, and public transit â€” this is maintenance-free living at its best!

Built in 1999

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4464078  |
| Price     | \$224,880 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 985                    |
| Acres          | 0.00                   |
| Year Built     | 1999                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 327 6703 172 Street |
| Area        | Edmonton            |
| Subdivision | Callingwood South   |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5T 6H9             |

### Amenities

|                |                                                                                                                                                                                                                            |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Car Wash, Club House, Exercise Room, Intercom, No Animal Home, No Smoking Home, Parking-Extra, Secured Parking, Social Rooms, Sprinkler System-Fire, Storage-In-Suite, Vinyl Windows, Storage Cage, Natural Gas BBQ Hookup |
| Parking Spaces | 1                                                                                                                                                                                                                          |
| Parking        | Heated, Underground                                                                                                                                                                                                        |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                              |
| Fireplace         | Yes                                                                                                    |
| Fireplaces        | Mantel                                                                                                 |
| # of Stories      | 4                                                                                                      |
| Stories           | 1                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | None, No Basement                                                                                      |

### Exterior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                                                          |
| Exterior Features | Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Treed Lot |
| Roof              | Clay Tile                                                                                                                    |
| Construction      | Wood, Brick, Stucco                                                                                                          |
| Foundation        | Concrete Perimeter                                                                                                           |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 30th, 2025 |
| Days on Market | 7                  |
| Zoning         | Zone 20            |
| Condo Fee      | \$528              |

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Listing information last updated on November 6th, 2025 at 4:32pm MST