

\$349,900 - 1651 Cunningham Way, Edmonton

MLS® #E4436681

\$349,900

3 Bedroom, 2.50 Bathroom, 1,593 sqft
Condo / Townhouse on 0.00 Acres

Callaghan, Edmonton, AB

Modern brownstone-style 3-bedroom 3-bath condo in Callaghan offering rare outdoor space with 3 private patios including one off the primary suite—ideal for quiet mornings or evening relaxation. The open-concept main floor features high-end vinyl plank (2024), granite counters, espresso cabinetry and a peninsula island. Sliding doors off the kitchen lead to a sun-filled BBQ patio while the front concrete patio overlooks a peaceful park—a standout feature. The cozy living area includes a wood slat feature wall (2024) and subway-tiled fireplace cove (2021) & A/C! The top-floor primary retreat offers dual walk-in closets, patio access and a spa-like ensuite with a soaker tub and walk-in shower. The second floor has 2 bedrooms, a full bath and convenient upper laundry. The lower level includes an insulated double tandem garage, a 2-piece bath and a flex room. Steps from Blackmud Creek Ravine, parks, rec centre, Superstore and the new high school with quick access to the airport and Anthony Henday.

Built in 2014

Essential Information

MLS® #	E4436681
Price	\$349,900
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,593
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

Community Information

Address	1651 Cunningham Way
Area	Edmonton
Subdivision	Callaghan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0V8

Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Front Porch, No Smoking Home, Sprinkler System-Fire
Parking	Insulated, Single Garage Attached, Tandem

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Partial, Finished

Exterior

Exterior	Wood, Brick, Stone
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Exterior Features	Airport Nearby, Golf Nearby, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stone
Foundation	Concrete Perimeter

School Information

Elementary	Dr. Lila Fahlman School
Middle	Dr. Lila Fahlman School
High	Dr. Anne Anderson School

Additional Information

Date Listed	May 15th, 2025
Days on Market	2
Zoning	Zone 55
Condo Fee	\$339

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