

# \$434,900 - 1694 Cunningham Way Sw, Edmonton

MLS® #A2255998

**\$434,900**

2 Bedroom, 3.00 Bathroom, 1,267 sqft

Residential on 0.07 Acres

Callaghan, Edmonton, Alberta

Welcome to this stylish half duplex in the desirable, family-friendly community of Callaghan in Southwest Edmonton that blends modern living with natural charm. The open concept main floor of this stylish half-duplex is perfect for entertaining, featuring a spacious living room with a cozy gas fireplace, a bright dining area with access to your patio and back yard oasis, and a modern kitchen with plenty of cabinetry and counter space as well as a corner pantry. A convenient 2-piece bath completes the main level. Upstairs, you'll find two impressive California Primary suites, each with its own 4-piece ensuite and walk-in closet(s)â€”ideal for guests, roommates, or a private retreat. The upper floor also offers a laundry area and a versatile flex space, perfect for a home office, reading nook or cozy family room. The basement is a blank canvas awaiting your finishing and decorative style. This property is nestled beside the scenic Blackmud Creek Ravine, and offers residents peaceful walking trails, a central pond, and plenty of green space to enjoy the outdoors right from your back yard.Â With easy access to Anthony Henday Drive, Ellerslie Road, and future LRT connections, commuting is convenient, while nearby schools, parks, and shopping make daily life effortless. This property is turn key and offers comfort, tranquility and convenience.

Built in 2012



## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2255998               |
| Price          | \$434,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,267                  |
| Acres          | 0.07                   |
| Year Built     | 2012                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1694 Cunningham Way Sw |
| Subdivision | Callaghan              |
| City        | Edmonton               |
| County      | Edmonton               |
| Province    | Alberta                |
| Postal Code | T6W 0W5                |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

## Interior

|                   |                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Oven, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings                                      |
| Heating           | Forced Air, Natural Gas, Other                                                                                                                      |
| Cooling           | None                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                                                   |
| Fireplaces        | Gas, Living Room, Tile                                                                                                                              |

|              |                  |
|--------------|------------------|
| Has Basement | Yes              |
| Basement     | Full, Unfinished |

## Exterior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                          |
| Lot Description   | Back Yard, Front Yard, Gazebo, Landscaped, Lawn, Street Lighting, Treed |
| Roof              | Asphalt Shingle                                                         |
| Construction      | Vinyl Siding, Wood Frame                                                |
| Foundation        | Poured Concrete                                                         |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 4                    |
| Zoning         | Zone 55 (RSF)        |

## Listing Details

|                |                                     |
|----------------|-------------------------------------|
| Listing Office | Coldwell Banker Battle River Realty |
|----------------|-------------------------------------|

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