

\$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, youâ€™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	1
Zoning	Zone 55 (RSF)

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.