



Area/City	Edmonton	List Date	2/2/2026	E4471991	
Community	Callingwood South	Pending Until	4/10/2026		
Postal Code	T5T 6Y6	Time Clse/Hrs	/		
Zone	20	Conform Report	/	LI \$	
Building Type	Lowrise Apartment	Tax Amt/Yr	\$1,652.66 / 2025	LI Yr	
Yr Built/Eff Yr	2004 /	Restrictions	Zero Lot Line No		
Style	Single Level Apartment	No pets allowed, None Known			
Plan/Blk/Lot	0522151 / /	Baths/Ensuites	2.0 / 1	Add'l Rms	0
Unit/UF	120 / 45	Beds/Beds Ab.	2 / 2		
Linc #	0031036668	Prop. Condition			
Title to Land	Fee Simple	Zoning			

[Schedule a Showing](#)

RARE FIND: TWO heated, underground titled parking stalls included! Top-floor 2 bedroom, 2 bathroom condo in the desirable Callingwood community. Open-concept layout with tiled entry, breakfast bar, and a spacious living area featuring an electric fireplace. Primary bedroom includes a 4-piece ensuite, with a second bedroom and 3-piece bathroom on the opposite side for added privacy. Large laundry room with extra storage. Enjoy a quiet west-facing balcony overlooking the back of the complex, not a parking lot. Walking distance to shopping, library, and recreation facilities.

Room	Dim	M	Room	Dim	M	Bath	Lvl	#Pcs	Ens	Level	SqM	SqFt
Living Room	3.90 x 4.23	M	Bedroom 3			1	M	4	Yes	Main Level		
Dining Room	2.28x3.55	M	Bedroom 4			2	M	3	No	Upper		
Kitchen	2.27x2.77	M	Laundry Room	1.89x1.47	M	3				Above Grade		
Family Room						4				Lower Level		
Den						5				Below Grade		
Bonus Room						6				Total A.G.	76.00	818.06
Primary Bedroom	3.12x5.94	M				7				Finished Lvl	1	
Bedroom 2	3.09x3.95	M										

Heat Source	Natural Gas	Heat Type	Hot Water	Basement	None / No Basement
Roof	Asphalt Shingles	Construction	Wood Frame	Separate Ent.	2nd Suite Permit
Foundation	Concrete			Garden Suite	Permit
Exterior	Brick, Vinyl			Garage Suite	Permit Front Exp. E
Features	No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Sprinkler System-Fire, See Remarks			Lot SqM	59.33
				Tot. Ac.	F x D (m) x
				Flooring	Carpet, Ceramic Tile, Vinyl Plank
Goods Incl.	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer			F/P	Yes
				F/P Fuel	Electric
				F/P Type	Tile Surround
Goods Excl.	n/a			HOA	No
				Fee	Sched
				Fee Incl	
Site	Golf Nearby, No Back Lane, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby			Warranty	
				Rd Access	Paved
Parking	Total 2	Heated, Underground, See Remarks		Grge Dim.	
	Encl. 2				URL-Brochure

Condo Name	Somerset (Callingwood So)	Floor Location	Top	Floor #	4	# Floors Bldg	4
Condo Fee	\$450.26	Unit Exp.	E	Balcony/Terrace	Yes	Elevator	Yes
Fee Includes	Exterior Maintenance, Heat, Insur. for Common Areas, Janitorial Common Areas, Professional Management, Water/Sewer, Land/Snow Removal Common		Park Plan	Titled	Desc/Unit/UF	0522151 / 235 & 492 / 3	
		Stall #		Encl. Park	2	Min. Age	
		Titled Storage	No	Strg Unit			
		Prop Mgmt/#	Ayre & Oxford		/ 780-448-4984		

Seller Name	Anastasia & Rahimulla Todamal	Appt:	Keybox, Must Confirm Appointment, ShowingTime	Appt Name	Galina Mironova
List Agent 1	Galina Mironova - Ph: 780-504-4470	Ownership	Private	Appt Ph#	780-504-4470
Agent Email	galinamrealtor@gmail.com	Possession	Days 15	Occupancy	Vacant
List Office 1	Initia Real Estate - Off#: 780-705-5393	Input Date	2/2/2026 5:36 PM	Notes	negotiable
List Agent 2		SRR Y/N	No	Exclusion	No
List Office 2		Excl. Date		DOM	55
Co-Op Comm	3.5% Fisrt 100K, 1.5% on the balance	CDO		Excl. Date	55

Terms of Cond	Buyer Agent 1
Sold Date	Buyer Office 1
Sold Price	Buyer Agent 2
Completion Date	Buyer Office 2