

## \$639,900 - 2211 Calhoun Link Link, Edmonton

MLS® #E4460060

**\$639,900**

4 Bedroom, 3.50 Bathroom, 2,013 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Beautiful Family Home with Income Potential! This exceptional property features a fully legal 1-bedroom basement suite with permits, private entrance, its own furnace and hot water tank! The main living space offers a spacious primary suite with a gorgeous ensuite and walk-in closet, two additional bedrooms, a large bonus room, and convenient main floor laundry. The kitchen shines with an impressive walk-through pantry and flows seamlessly into the open-concept living and dining areas—ideal for both family living and entertaining. Step outside to a quiet, private backyard with space to play, relax, or garden. Complete with an oversized double garage, this home has all the space and flexibility you’ve been looking for!

Built in 2015

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4460060  |
| Price          | \$639,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 2,013     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2015                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 2211 Calhoun Link Link |
| Area        | Edmonton               |
| Subdivision | Chappelle Area         |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6W 3E1                |

### Amenities

|           |                                                                                                             |
|-----------|-------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Vacuum System-Roughed-In |
| Parking   | Double Garage Attached, Insulated                                                                           |

### Interior

|                   |                                                                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                    |
| Appliances        | Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Oven-Microwave, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, TV Wall Mount |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                                 |
| Fireplaces        | See Remarks                                                                                                                                                                         |
| Stories           | 3                                                                                                                                                                                   |
| Has Suite         | Yes                                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                                                 |
| Basement          | Full, Finished                                                                                                                                                                      |

### Exterior

|                   |                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                    |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Private Park Access |
| Roof              | Asphalt Shingles                                                                                                                                               |
| Construction      | Wood, Vinyl                                                                                                                                                    |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 30th, 2025  
Days on Market                21  
Zoning                              Zone 55  
HOA Fees                         447.3  
HOA Fees Freq.                Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)  
Listing information last updated on October 21st, 2025 at 4:17am MDT