



Presented by:

**Melody Morris****Dunnigan Homes Real Estate Group**

Oakwyn Realty Ltd.

Phone: 604-340-4566

[melody@dunniganhomes.com](mailto:melody@dunniganhomes.com)**Active****R3017539**

Board: F

Apartment/Condo

**302 2678 MCCALLUM ROAD**Abbotsford  
Central Abbotsford  
V2S 6X3

Residential Attached

**\$465,000** (LP)

(SP)



Sold Date:

Meas. Type: **Feet**

Frontage(feet):

Frontage(metres):

Depth / Size (ft.):

Sq. Footage: **0.00**

Flood Plain:

View:

Complex / Subdiv:

First Nation Reserv...

Services Connctd: **Community, Electricity, Water**Sewer Type: **City/Municipal**

If new,GST/HST inc?:

Bedrooms: **2**Bathrooms: **2**Full Baths: **2**Half Baths: **0**P.I.D.: **009-100-890**Original Price: **\$465,000**Approx. Year Built: **1984**Age: **41**Zoning: **RML**Gross Taxes: **\$1,859.88**For Tax Year: **2024**

Tax Inc. Utilities?:

Tour:

Style of Home: **1 Storey**  
Construction: **Frame - Wood**  
Exterior: **Brick, Stucco**  
Foundation: **Concrete Perimeter**Renovations: **Partly**  
# of Fireplaces: **R.I.** Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Tar & Gravel**Reno. Year: **2020**  
Rain Screen:  
Metered Water:  
R.I. Plumbing:Total Parking: **2** Covered Parking: **2** Parking Access:  
Parking: **Garage; Underground**  
Dist. to Public Transit: **steps** Dist. to School Bus:  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: **:**  
Fixtures Rmvd: **:**  
Floor Finish: **Vinyl/Linoleum, Carpet**Legal: **STRATA LOT 47, PLAN NWS2667, SECTION 22, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**Amenities: **Elevator, Exercise Centre, Guest Suite, In Suite Laundry, Recreation Center, Storage**Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Drapes/Window Coverings**Finished Floor (Main): **1,385**  
Finished Floor (Above): **0**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,385 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **1,385 sq. ft.**Units in Development: **55**  
Exposure:  
Mgmt. Co's Name:  
Maint Fee: **\$448.73**  
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Heat, Hot Water, Management, Recreation Facility, Snow removal, Water**Tot Units in Strata: **55** Locker:  
Storeys in Building: **4**  
Mgmt. Co's #:  
Council/Park Apprv?:Suite:  
Basement: **None**  
Crawl/Bsmt. Ht:  
# of Kitchens: **1**# of Levels: **1**  
# of Rooms: **9**Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**  
Restricted Age:  
# of Pets: **1**  
# or % of Rentals Allowed:  
Short Term(<1yr)Rnt/Lse Alwd?: **No**  
Short Term Lse-Details:

Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	13'9 x 12'9	Main	Bedroom	11'9 x 11'4	1	Main	3	Yes
Main	Dining Room	18'6 x 11'10			x	2	Main	3	No
Main	Family Room	11'6 x 10'0			x	3			
Main	Kitchen	10'3 x 10'0			x	4			
Main	Foyer	4'4 x 4'0			x	5			
Main	Primary Bedroom	15'0 x 11'4			x	6			
Main	Walk-In Closet	6'8 x 6'8			x	7			
Main	Laundry	14'9 x 5'4			x	8			

Listing Broker(s): **Oakwyn Realty Ltd.****Oakwyn Realty Ltd.**

**Welcome to this exceptionally spacious 2-bed, 2-FULL bath home offering over 1,380 square feet of versatile & comfortable living. Perfect for those seeking the space & functionality of a house, with the convenience of condo living. Enjoy 2 generously sized living areas & a flex space ideal for a crafting studio or extra storage. This versatile & open layout easily accommodates full-sized furniture with room to spare. The generously sized primary bedroom features a private ensuite & walk-in-closet. The updated kitchen is open to the 2nd living space, offering the perfect balance of openness & separation. Whether you're downsizing, upsizing or craving room to spread out, this condo checks off all the boxes. 2 secured parking stalls & 1 storage included. Call to book your private showing.**

REA Full Public The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Greater Vancouver REALTORS® ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC\* indicates 'Personal Real Estate Corporation'. 06/24/2025 03:27 PM