

\$375,000 - 404 1623 James Mowatt Trail, Edmonton

MLS® #E4428656

\$375,000

2 Bedroom, 2.00 Bathroom, 1,069 sqft
Condo / Townhouse on 0.00 Acres

Callaghan, Edmonton, AB

Welcome to Callaghan Ravines a top floor condo with luxurious finishings and backing the Blackmud Creek ravine with kms of biking and hiking trails. This 2 bed + den, 2 bath condo has hardwood floors, stainless steel appliances and 9 ft ceilings. This open concept condo, with large windows allows the natural light to fill the condo. The king sized primary bedroom features a walk in closet, 4pc ensuite & west balcony with gas hookup. The second bedroom has an abundance of closet space, and the home is complete with a great den for home office or art studio. The condo comes with 1 heated underground parking stall with storage cage. Youâ€™ll love living minutes away from shopping, transit and future LRT. also, easy access to the Edmonton International Airport.

Built in 2011

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4428656 |
| Price | \$375,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,069 |
| Acres | 0.00 |
| Year Built | 2011 |



| | |
|----------|------------------------|
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|-----------------------------|
| Address | 404 1623 James Mowatt Trail |
| Area | Edmonton |
| Subdivision | Callaghan |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 0J7 |

Amenities

| | |
|-----------|---|
| Amenities | Ceiling 9 ft., No Animal Home, No Smoking Home, Patio |
| Parking | Parkade |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating | Baseboard, Natural Gas |
| # of Stories | 4 |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stone, Stucco, Vinyl |
| Exterior Features | Airport Nearby, Fruit Trees/Shrubs, Golf Nearby, Ravine View, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Stucco, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|------------------------|
| Elementary | Roberta McAdams |
| Middle | Monsignor Fee Otterson |

High

Dr Anne Anderson

Additional Information

Date Listed April 2nd, 2025

Days on Market 2

Zoning Zone 55

Condo Fee \$740

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Listing information last updated on April 4th, 2025 at 2:17pm MDT