

\$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 3

Zoning Zone 55

Condo Fee \$740

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