

# \$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 4:47pm MDT