

# \$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 10:03am MDT