

Courtesy Of Sam Killick Of ARIVL

**\$395,900 - 209 1623 James Mowatt Trail, Edmonton**

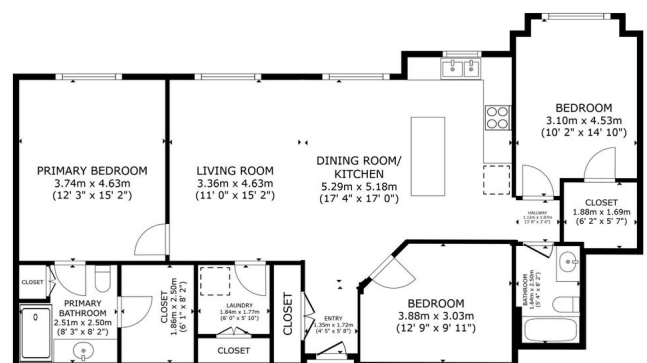
MLS® #E4448450

**\$395,900**

3 Bedroom, 2.00 Bathroom, 1,235 sqft  
Condo / Townhouse on 0.00 Acres

Callaghan, Edmonton, AB

RENOVATED, MOVE-IN READY, SUNNY SOUTH-EAST RAVINE VIEWS&quot;WELCOME TO YOUR 3 BED+2 BATH HOME IN CALLAGHAN, THE NEW SOUTH CENTRAL OF EDMONTON! Nestled in Callaghan Ravines, you're 15 mins from YEG Airport, Whyte Ave, and WEM with quick Henday access&quot;yet far enough to enjoy peaceful ravine views every day. Best Features: Massive windows showcase the greenery, while oversized balcony offers perfect spot for morning coffee & evening wine. The open kitchen feat. granite counters, upgraded appliances, and tons of cabinetry, flowing into a spacious living area ideal for entertaining. Bedrooms are thoughtfully separated for privacy with a large primary suite feat. a walk-in closet and ensuite. 3rd Bed/den makes the perfect home office/theatre/reading room. Upgrades: Designer lighting, fresh paint, motorized blackout/shade blinds, and custom built-ins in the primary suite and ensuite. Amenities: Underground parking, rooftop patio and putting green. Take a look today and get ready to move right in!



209, 1623 JAMES MOWATT TRAIL SW  
CALLAGHAN RAVINES  
CALLAGHAN, EDMONTON

GROSS INTERNAL AREA  
FLOOR PLAN 114.7 m<sup>2</sup> (1,234 sq.ft.)  
TOTAL : 114.7 m<sup>2</sup> (1,234 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

Built in 2011

## Essential Information

MLS® #	E4448450
Price	\$395,900

Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,235
Acres	0.00
Year Built	2011
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	209 1623 James Mowatt Trail
Area	Edmonton
Subdivision	Callaghan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0J7

### Amenities

Amenities	Closet Organizers, Intercom, No Smoking Home, Secured Parking, Security Door, Storage Cage, Rooftop Deck/Patio
Parking Spaces	1
Parking	Heated, Parkade, Stall, Underground
Is Waterfront	Yes

### Interior

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

### Exterior

Exterior	Wood, Vinyl, Stucco
----------	---------------------

Exterior Features	Creek, Environmental Reserve, Low Maintenance Landscape, Park/Reserve, Picnic Area, Private Setting, Public Transportation, Recreation Use, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Dr. Lila Fahlman
Middle	Dr. Lila Fahlman
High	Dr. Anne Anderson

### **Additional Information**

Date Listed	July 18th, 2025
Days on Market	7
Zoning	Zone 55
Condo Fee	\$835

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 25th, 2025 at 2:48pm MDT