

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

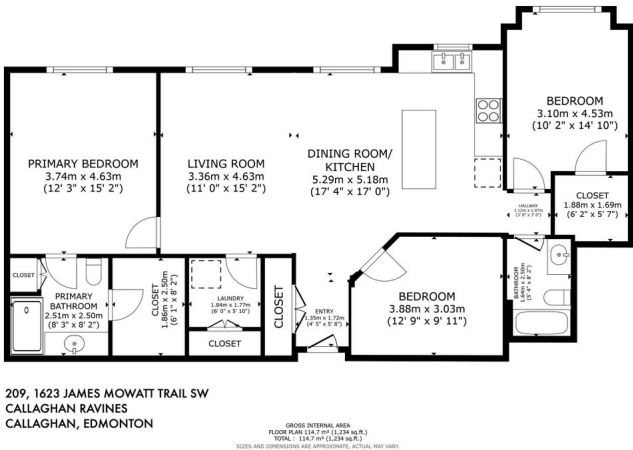
Callaghan, Edmonton, AB

RENOVATED, MOVE-IN READY, SUNNY SOUTH-EAST RAVINE VIEWS—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—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!

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
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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	4
Zoning	Zone 55
Condo Fee	\$835

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Listing information last updated on July 22nd, 2025 at 9:02pm MDT