

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



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

GROSS INTERNAL AREA  
FLOOR PLANS 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

|                |                        |
|----------------|------------------------|
| 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 | 25              |
| Zoning         | Zone 55         |
| Condo Fee      | \$835           |

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Listing information last updated on August 12th, 2025 at 6:47pm MDT