

## \$224,900 - 404 1619 James Mowatt Trail, Edmonton

MLS® #E4437920

**\$224,900**

2 Bedroom, 2.00 Bathroom, 1,140 sqft

Condo / Townhouse on 0.00 Acres

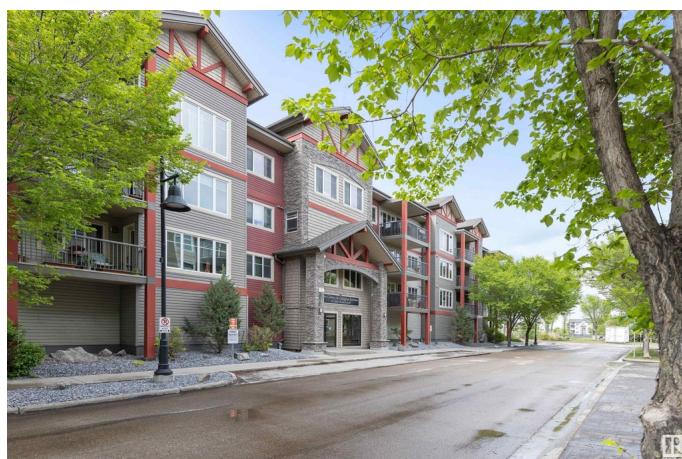
Callaghan, Edmonton, AB

Top-floor 2-bedroom, 2-bathroom condo offering open-concept living. This bright and airy unit features 9-foot ceilings, a functional U-shaped kitchen with wood cabinetry and laminate flooring. Enjoy your own private 11' x 7' balcony, complete with a built-in BBQ gas line—perfect for outdoor dining. Both bedrooms are generously sized, and the unit includes two full bathrooms for added convenience. The titled parking stall is located in a heated parkade. Located near scenic walking trails along the creek, with shopping close by and quick access to the Anthony Henday and Calgary Trail, this home combines comfort, style, and convenience.

Built in 2008

### Essential Information

MLS® #	E4437920
Price	\$224,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,140
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment



Style	Single Level Apartment
Status	Active

### Community Information

Address	404 1619 James Mowatt Trail
Area	Edmonton
Subdivision	Callaghan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0J7

### Amenities

Amenities	See Remarks
Parking	Heated, Parkade

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Hot Water, Natural Gas
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 22nd, 2025
Days on Market	34
Zoning	Zone 55
Condo Fee	\$439

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Listing information last updated on June 25th, 2025 at 11:48am MDT