

# \$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 | 26             |
| Zoning         | Zone 55        |
| Condo Fee      | \$439          |

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Listing information last updated on June 16th, 2025 at 10:17pm MDT