

Courtesy Of Ilona Carletti Of Professional Realty Group

# \$349,900 - 71 2803 James Mowatt Trail, Edmonton

MLS® #E4450763

**\$349,900**

3 Bedroom, 2.50 Bathroom, 1,556 sqft  
Condo / Townhouse on 0.00 Acres

Callaghan, Edmonton, AB

This beautiful European-inspired townhouse in sought-after Callaghan blends charm, comfort, and convenience. Boasting 3 SPACIOUS bedrooms and 2.5 bathrooms, this FORMER SHOW HOME features a BRIGHT OPEN-CONCEPT layout, a MODERN kitchen with plenty of storage, and a PRIVATE balcony perfect for your morning coffee. The SERENE primary suite includes a spacious closet and ensuite for your comfort. Laundry is conveniently located on the third level near the bedrooms. Need to work from home? The main floor office space offers just the right amount of privacy. Enjoy the benefits of A/C, a DOUBLE attached INSULATED GARAGE , and LOW-MAINTENANCE living. Tucked away for peace and quiet, yet CLOSE to SCHOOLS, shopping, PARKS, and major roadways, this rare gem offers the best of both worlds. Whether you're a first-time buyer, a young family, or an investor, this property is a standout opportunity in a QUIET and FAMILY-ORIENTED community. Some photos are virtually staged.

Built in 2014

## Essential Information

MLS® # E4450763

Price \$349,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,556
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	71 2803 James Mowatt Trail
Area	Edmonton
Subdivision	Callaghan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2P5

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Hot Water Natural Gas, No Smoking Home, Parking-Visitor, Vinyl Windows, See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Playground Nearby, Schools, Shopping Nearby, See

	Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	St. Stanislaus School
Middle	J H Picard School
High	Harry Ainlay School

### **Additional Information**

Date Listed	August 1st, 2025
Days on Market	26
Zoning	Zone 55
Condo Fee	\$276

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 August 27th, 2025 at 11:47am MDT