



GRASSROOTS
REALTY GROUP

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**1210, 505 Railway Street W
Cochrane, Alberta**

MLS # A2220007



\$319,900

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	843 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Laminate, Linoleum
Roof:	-
Basement:	-
Exterior:	Wood Frame
Foundation:	-
Features:	Open Floorplan, Quartz Counters, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 448
LLD:	3-26-4-W5
Zoning:	C-G
Utilities:	-

Inclusions: N/A

Impeccably maintained and move-in ready, this 2-bedroom, 2-bathroom apartment-style condo offers the perfect combination of comfort, style, and convenience in the heart of Cochrane. Ideally situated just a short walk from Starbucks, Safeway, Shoppers Drug Mart, and Urgent Care, this home places all your daily essentials right at your fingertips. Located on the quiet second floor of a well-kept building, the unit features a private southwest-facing patio with partial mountain views—an ideal space to unwind in the sun or enjoy a peaceful evening outdoors. Inside, the thoughtfully designed layout separates the two bedrooms with a spacious central living area, creating excellent privacy for roommates, guests, or a home office. The wraparound kitchen is both functional and elegant, boasting \$20,000 in recent upgrades, including quartz countertops, newer cabinetry, and generous counter space—perfect for cooking and entertaining. The interior has also been enhanced with newer laminate flooring throughout, providing a seamless, modern look that’s both stylish and easy to maintain. Each bedroom is served by its own full bathroom, and the renovated ensuite features a walk-in shower and matching quartz countertop for a touch of modern luxury. Additional highlights include titled, secure underground parking with convenient indoor access, in-suite laundry, and ample storage. Affordable condo fees cover heat, water, sewer, and exterior maintenance, making for a truly low-maintenance lifestyle. Whether you're a first-time buyer, downsizer, or investor, this beautifully updated condo is a rare opportunity to enjoy comfortable living in one of Cochrane’s most walkable and central communities. Don’t miss your chance—call today to arrange your private showing and see for yourself why this home is such an

exceptional find.