



GRASSROOTS
REALTY GROUP

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**2321, 505 Railway Street W
Cochrane, Alberta**

MLS # A2228575



\$263,900

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	844 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Titled		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 455
Basement:	-	LLD:	3-26-4-W5
Exterior:	Concrete	Zoning:	C-G
Foundation:	-	Utilities:	-
Features:	Kitchen Island		

Inclusions: none

Welcome to beautiful Cochrane, Wow! Nowhere will you find these spectacular mountain views from all rooms at this price! Whether first time buyer, looking to downsize, or real estate investor, this two bedroom one bathroom condo is available for immediate possession for you! with its titled heated underground parking, new washer and dryer. as well as stainless steel fridge, you can move in and upgrade the others as you wish. Being move in ready, you can upgrade the condo at your leisure. with the view of the Rocky Mountains and its close proximity to the Bow River allow for numerous activities. Spray Lakes Sports Center is a short three minute drive away to fulfill your indoor activities such as skating, hockey, swimming, outdoor waterpark farmers market every Saturday during the summer months for your farm to table. etc. There are also many conveniences within steps from your door or a short walk as you are in the Quarry section of Cochrane, which is the hub of the town. The public library is directly behind the building, and a bowling alley across the street. There are many restaurants within a short walking distance to choose from. Please book your showing on showtime today!