



GRASSROOTS
REALTY GROUP

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**1306, 505 Railway Street W
Cochrane, Alberta**

MLS # A2230969



\$325,000

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	842 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard, See Remarks	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 448
Basement:	-	LLD:	3-26-4-W5
Exterior:	Stone, Stucco, Vinyl Siding, Wood Frame	Zoning:	C-G
Foundation:	-	Utilities:	-
Features:	Breakfast Bar		

Inclusions:	None
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OPEN HOUSE ON JUNE 28TH FROM 2:30PM TO 4:30PM - Welcome to this beautifully maintained 2 bedroom, 2 bathroom condo located on sought-after Railway Street, right in the heart of Cochrane. Perfectly situated, you're just steps away from shops, cafes, and everyday amenities—making walkability a true highlight of this home. Inside, you'll find a bright and open layout with new flooring and pride of ownership throughout. The kitchen flows seamlessly into the living and dining areas, ideal for both quiet nights in or hosting friends. Both bedrooms are generously sized, with the primary suite featuring its own private ensuite. Enjoy the convenience of underground heated parking, perfect for those winter months, and quick access to both downtown Calgary and the majestic Rocky Mountains—just a short drive away. Whether you're a first-time buyer, downsizer, or investor, this well-kept home offers lifestyle, location, and value in one unbeatable package. Don't miss your chance to own a slice of Cochrane living!