



GRASSROOTS
REALTY GROUP

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**303, 29 N Railway Street
Okotoks, Alberta**

MLS # A2240594



\$295,000

Division:	Heritage Okotoks		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,128 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 634
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	D
Foundation:	-	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Built-in Features, Ceiling Fan(s), Kitchen Island		

Inclusions: TV Mounts, All window coverings

Top-Floor Corner Unit in the Heart of Downtown Okotoks. Welcome to Unit #303—a bright, spacious 2-bedroom, 2-bathroom top-floor condo offering 1,128 sq ft of low-maintenance living in one of Okotoks’ most walkable locations. Enjoy peaceful top-floor living with no upstairs neighbors, a park just across the street, and the river pathways only a short stroll away. Inside, you’ll find an open-concept layout filled with natural light, a generously sized living and dining area, and a large private balcony, perfect for morning coffee or evening relaxation. The kitchen is open, functional, and ideal for entertaining. The primary bedroom features a full 4-piece en-suite and ample closet space, while the second bedroom makes a great guest room, home office, or flex space. Additional highlights include in-suite laundry, storage, and a convenient assigned parking stall located just steps from the rear door. Condo fees are \$633.90/month and cover water, sewer, garbage, snow removal, common area maintenance, and more—offering true lock-and-leave convenience and THE BEST PART IS SELLER IS COVERING ALL CONDO FEES UNTIL DEC 31, 2025! Whether you're a first-time buyer, downsizing, or looking for a lifestyle that doesn't involve shovelling snow, this condo offers unbeatable value, location, and ease of living. Come see why Unit #303 is one of Okotoks’ best-kept secrets.