



**GRASSROOTS**  
REALTY GROUP

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1206, 505 Railway Street W  
Cochrane, Alberta

MLS # A2243792



**\$321,500**

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

|                    |                                                                                                    |                   |           |
|--------------------|----------------------------------------------------------------------------------------------------|-------------------|-----------|
| <b>Heating:</b>    | Baseboard                                                                                          | <b>Water:</b>     | -         |
| <b>Floors:</b>     | Carpet, Linoleum                                                                                   | <b>Sewer:</b>     | -         |
| <b>Roof:</b>       | Asphalt                                                                                            | <b>Condo Fee:</b> | \$ 448    |
| <b>Basement:</b>   | -                                                                                                  | <b>LLD:</b>       | 3-26-4-W5 |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                                                                    | <b>Zoning:</b>    | C-G       |
| <b>Foundation:</b> | Poured Concrete                                                                                    | <b>Utilities:</b> | -         |
| <b>Features:</b>   | Breakfast Bar, Ceiling Fan(s), Laminate Counters, Open Floorplan, Vinyl Windows, Walk-In Closet(s) |                   |           |

**Inclusions:** None

Welcome to this beautiful two-bedroom, two-bathroom condo in the heart of downtown Cochrane! With newer carpet and paint throughout, this home is move-in ready and offers a warm and welcoming layout. The open-concept living, dining, and kitchen space is perfect for everyday living and entertaining. Bedrooms are thoughtfully positioned on opposite sides of the unit, offering great privacy for roommates or guests. The spacious primary suite features a walk-through closet and a private four-piece ensuite, while the second bedroom is just steps from another full bathroom. Step outside to enjoy your morning coffee or unwind in the evening on the large, covered balcony. You'll also appreciate the TITLED underground parking stall, especially during those colder months. Just steps to shopping, dining, transit, library, and all of the downtown amenities—this location perfect for convenience. Reach out today to your favourite real estate agent to schedule your private viewing!