



GRASSROOTS
REALTY GROUP

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**2204, 505 Railway Street W
Cochrane, Alberta**

MLS # A2262926



\$320,000

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	836 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Laminate, Linoleum, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 441
Basement:	-	LLD:	3-26-4-W5
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	C-G
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Laminate Counters, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this bright and spacious 2-bedroom, 2-bathroom condo ideally located in downtown Cochrane—just steps away from shopping, dining, and amenities. This home has been thoughtfully updated with modern finishes and offers a perfect blend of comfort and convenience. Step into the open-concept living space featuring brand new laminate flooring and baseboards, complemented by fresh paint throughout (updated Sept 2025). The kitchen is a standout with its peninsula layout, offering ample counter space, storage, and stainless steel appliances (updated July 2023). The dining area flows seamlessly into a cozy living room with a gas fireplace, creating a warm ambiance. Sliding doors lead to a balcony, perfect for your morning coffee or evening unwind. The primary bedroom is thoughtfully designed with a walk-through closet and a private 3-piece ensuite. The second bedroom is conveniently located next to the 4-piece main bath, perfect for kids, guests or a home office setup. Additional features include in-unit laundry with a washer and dryer (updated Nov 2022) and plenty of storage throughout. The unit has an assigned parking spot. Located in the heart of downtown, this condo is nestled in a vibrant, walkable neighborhood surrounded by restaurants, grocery stores, pharmacies, entertainment venues, and more. Book your showing today to find out why Living in Cochrane is Loving where you Live!