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2204, 505 Railway Street W Cochrane, Alberta

MLS # A2262926



\$314,500

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

Heating: Water: Baseboard, Hot Water Floors: Sewer: Laminate, Linoleum, Tile Roof: Condo Fee: \$ 441 **Basement:** LLD: 3-26-4-W5 Exterior: Zoning: Stone, Vinyl Siding, Wood Frame 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 electric 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!