



**GRASSROOTS**  
REALTY GROUP

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**2218, 505 Railway Street W  
Cochrane, Alberta**

**MLS # A2270537**



**\$315,000**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	840 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Parkade, Parking Lot		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 441
<b>Basement:</b>	-	<b>LLD:</b>	3-26-4-W5
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	C-G
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** None

Welcome to this beautiful, low-rise condo perfectly situated in the heart of downtown Cochrane. Offering 2 spacious bedrooms and 2 full bathrooms, this home combines comfort, convenience, and an unbeatable location. Step inside to an open and inviting layout filled with natural light. Large windows frame a beautiful view, creating a peaceful backdrop for everyday living. Enjoy the convenience of being just steps from shopping, restaurants, walking paths, and local amenities, while still having a quiet, comfortable place to come home to. The building itself is clean, secure, and well cared for, reflecting pride of ownership throughout. Whether you're a first-time buyer, downsizing, or looking for an investment, this condo offers incredible value in a sought-after location. Don't miss your chance to make this wonderful home yours!