



GRASSROOTS
REALTY GROUP

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**1109, 505 Railway Street W
Cochrane, Alberta**

MLS # A2273430



\$229,900

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	623 sq.ft.	Age:	2006 (19 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	0.01 Acre		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 328
Basement:	-	LLD:	3-26-4-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	C-G
Foundation:	-	Utilities:	-
Features:	No Animal Home		

Inclusions: n/a

Welcome to this inviting one-bedroom plus den condo in the heart of downtown Cochrane! A ground-level unit with only one shared wall! A rare find! Step inside and you will notice the warm afternoon sun from west facing windows, making your open concept living room & kitchen space feel bright and cozy. Enjoy the convenience of in-suite laundry, and plenty of space for a home office, guest area, or bonus living space in the den. Step outside and you are just minutes from shops, restaurants, grocery stores, parks & schools etc; making this one of the most walkable locations in town! Your outdoor assigned parking stall is close to the main entrance & the units sliding door, added convenience! And low condo fees! Whether you're a first-time buyer, downsizing, or looking for an investment property, this well-situated condo gives comfort, convenience, and exceptional everyday living!