



2, 170 N Railway Street  
Okotoks, Alberta

MLS # A2294578



**\$279,999**

<b>Division:</b>	Heritage Okotoks		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	784 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 521
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	NC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Open Floorplan		

**Inclusions:** N/A

Welcome to one of the most extensively upgraded units in the complex, where \$60,000 has been invested into a full top-to-bottom renovation, creating a truly move-in ready home. This 2-bedroom, 1-bath condo has been completely reimagined, starting with a brand new kitchen taken down to the studs, featuring custom cabinetry, pot drawers throughout, updated finishes, and new granite countertops. The upgrades continue into the fully refreshed bathroom with a custom waterfall Quartzite vanity, delivering a clean and cohesive design throughout. The entire unit has just been professionally repainted and is complemented by updated flooring, enhancing the bright and modern feel of the space. Additional upgrades include all brand new appliances and the addition of an in-suite washer and dryer, a rare feature for the complex. This is not a surface-level update, but a true overhaul, offering buyers the rare opportunity to own a condo where the major work has already been completed. Ideal for first-time buyers, downsizers, or investors seeking a turnkey property with significant value already built in. Units with this level of renovation rarely come to market in this complex.