



**2304, 505 Railway Street W
Cochrane, Alberta**

MLS # A2297369



\$280,000

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	844 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 441
Basement:	-	LLD:	3-26-4-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	C-G
Foundation:	-	Utilities:	-
Features:	Elevator, Kitchen Island, Laminate Counters, Open Floorplan		

Inclusions: N/A

RENOVATED DOWNTOWN CONDO. Experience the perfect blend of comfort and convenience in this meticulously maintained 2-BEDROOM, 2-BATHROOM unit. Flooded with natural light from its prime southwest-facing exposure, the open-concept floor plan seamlessly connects a spacious dining area to a modern kitchen featuring NEW APPLIANCES and ample cabinetry. Step out onto your private, sun-soaked deck and enjoy MOUNTAIN VIEWS—the ultimate backdrop for your morning coffee or evening glass of wine. The intelligent "split-wing" design offers maximum privacy, placing large bedrooms on opposite sides of the living space; ideal for roommates or a home office. The primary suite boasts a walk-through closet and a private 4-piece ensuite, while the second spacious bedroom is steps away from an additional 4-piece bath. Bonus features include: Ample in-suite storage and a premium parking stall located directly beside the entrance for effortless access. PRIME DOWNTOWN location situated just steps from shops, restaurants, groceries, library, and transit. EXCEPTIONAL VALUE in a sought-after downtown location!