

505 RAILWAY Street #2405, Cochrane T4C 2K9

MLS®#: **A2171363** Area: **Downtown** Listing **10/07/24** List Price: **\$359,900**
 Status: **Active** County: **Rocky View County** Change: **-\$10k, 17-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Cochrane**
 Year Built: **2006**
Lot Information
 Lot Sz Ar: **849 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **843**
 Low Sqft:
 Ttl Sqft: **843**

DOM

10
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Assigned,Stall**

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Stone,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Vinyl**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Breakfast Bar,Open Floorplan,Quartz Counters,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`0" x 12`0"	Dining Room	Main	9`0" x 7`0"
Kitchen	Main	11`0" x 9`0"	Bedroom - Primary	Main	11`0" x 10`7"
4pc Ensuite bath	Main		Bedroom	Main	11`10" x 10`2"
4pc Bathroom	Main		Laundry	Main	7`4" x 3`9"

Legal/Tax/Financial

Condo Fee: **\$441** Title: **Fee Simple** Zoning: **C-G**

Legal Desc:

0612702

Fee Freq:
Monthly

Remarks

Pub Rmks:

Top floor, 2 bedroom, 2 bathroom unit! This fully renovated home features new carpet, fresh paint and newer vinyl flooring plus amazing views of the Big Hill. The well appointed kitchen has plenty of white cabinets, newly tiled backsplash, new quartz counters, plus a peninsula island with raised breakfast bar and is adjacent to your dining room which has space for a full sized table. The living room has sliding doors leading to your covered balcony and separates the bedrooms, making this a great layout for roommates or overnight guests. Your primary bedroom has a walk-thru closet and 4 piece ensuite. The second bedroom is a good size and is right beside the main bath. You have an insuite laundry room with storage and an assigned parking stall to complete this home. Located within walking distance of shops, restaurants and amenities this updated home is not to be missed!

Inclusions:

All window coverings

Property Listed By:

RE/MAX First

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







