



THE
A-TEAM

**RE/MAX
FIRST**

505 RAILWAY Street #2110, Cochrane T4C2E2

MLS®#: **A2171492**

Area: **Downtown**

Listing Date: **10/07/24**

List Price: **\$315,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential
Apartment**
Sub Type: **Cochrane**
Year Built: **2006**

Lot Information

Lot Sz Ar: **851 sqft**
Lot Shape:

Access:

Lot Feat: **Stall**
Park Feat:

Finished Floor Area

Abv Sqft: **848**

Low Sqft:

Ttl Sqft: **848**

DOM

45

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Other**

Construction: **Vinyl Siding**
Flooring: **Laminate, Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked**
Int Feat: **Breakfast Bar, Open Floorplan**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	5`0" x 8`8"
Bedroom	Main	10`2" x 12`0"
Kitchen	Main	9`9" x 8`10"
Bedroom - Primary	Main	12`2" x 10`8"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Ensuite bath	Main	7`9" x 5`0"
Dining Room	Main	10`3" x 13`4"
Living Room	Main	13`10" x 14`5"

Legal/Tax/Financial

Condo Fee:
\$441

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
C-G

Legal Desc: **0612702**

Remarks

Pub Rmks: **Lovely GROUND FLOOR 2 bedroom/ 2 bathroom condo in the heart of Cochrane! This fantastic unit is located within walking distance to shops, services and amenities in the historic downtown district. With newer flooring and paint, this home comes with all appliances and is ready for IMMEDIATE POSSESSION. Walking out at grade, the back of the unit has wonderful privacy, perfect for enjoying the patio in the South facing sunshine. There are 2 good sized bedrooms, including the primary suite with a walk-through closet leading to a full bathroom. The main living area is bright and nicely appointed with a raised breakfast bar in the kitchen, open plan, main full bathroom and a good sized laundry/ storage room with a stacked washer & dryer. There is an assigned outdoor parking stall so you don't ever need to worry about finding a spot. Don't wait - your own little piece of this wonderful community is waiting for you!**

Inclusions:
Property Listed By: **n/a**
CIR Realty

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







