



THE
A-TEAM

**RE/MAX
FIRST**

505 RAILWAY Street #2403, Cochrane T4C 2K9

MLS® #: **A2183573**

Area: **Downtown**

Listing Date: **12/15/24**

List Price: **\$375,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Cochrane**
Year Built: **2006**

Finished Floor Area

Abv Sqft: **941**
Low Sqft:
Ttl Sqft: **941**

Lot Information

Lot Sz Ar: **948 sqft**
Lot Shape:

DOM

38
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Stall, Underground**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard, Electric**
Sewer:
Ext Feat: **Balcony**

Construction: **Stone, Vinyl Siding, Wood Frame**
Flooring: **Carpet, Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings**
Int Feat: **Breakfast Bar, Closet Organizers, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	8`3" x 5`0"	4pc Ensuite bath	Main	7`4" x 5`0"
Bedroom	Main	10`6" x 10`2"	Den	Main	10`1" x 7`11"
Kitchen	Main	7`10" x 8`1"	Living Room	Main	17`5" x 12`7"
Bedroom - Primary	Main	13`10" x 13`2"	Storage	Main	5`9" x 3`8"

Legal/Tax/Financial

Condo Fee:
\$505

Title:
Fee Simple

Zoning:
C-G

Fee Freq:
Monthly

Legal Desc: **0612702**

Remarks

Pub Rmks: **UPGRADED!! Welcome to 2403, 505 Railway Street W! A beautiful TOP FLOOR unit with stunning views of Cochrane Hill and the Downtown area! This unit offers one of the largest floor plans available with 2 bedrooms and den. The kitchen features a spacious peninsula and recently installed completely unused BRAND NEW APPLIANCES! The entire apartment has MANY RECENT UPGRADES including completely new paint, complete new luxury vinyl plank flooring/tile, complete new carpet, TWO RENOVATED WASHROOMS with new sinks/vanities, new quartz counter tops, new bathroom flooring, and new plumbing fixtures! In addition the thermostats, wall switches and even plugs are all new throughout the suite! Primary bedroom is spacious & inviting with it's walk-in closet and 4 piece ensuite. Second bedroom and second 4 piece bathroom make this unit great for guests and entertaining. The extra space in the hallway creates a wonderful EXTRA DEN area for work at home or extra relaxing space. Finally the main space has a roomy deck to enjoy all year round for fresh air and evenings outside. Storage space in the unit provide additional convenience as do the stacked washer and dryer. This unit boasts TWO PARKING STALLS - the first is the UNDERGROUND PARKING which keeps you out of the elements and is heated and comfortable, with an additional above ground parking stall for flexibility for any family. This well maintained building is located close to all amenities in Cochrane, steps away from the amazing Cochrane Main Street, and is move-in ready! The owners have taken great care of this unit and with it's recent upgrades - don't miss it!**

Inclusions: **Curtain Rods**
Property Listed By: **Real Broker**

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







