



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**505 RAILWAY Street #2208, Cochrane T4C 2K9**

MLS® #: **A2192661**

Area: **Downtown**

Listing Date: **02/05/25**

List Price: **\$319,900**

Status: **Pending**

County: **Rocky View County**

Change: **-\$15k, 28-Feb**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **848 sqft**  
Lot Shape:

Access:

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

Finished Floor Area

Abv Sqft: **844**  
Low Sqft:  
Ttl Sqft: **844**

DOM

**77**

Layout

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

Parking

Ttl Park: **1**  
Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Refrigerator,Washer**  
Int Feat: **Granite Counters,No Animal Home,No Smoking Home**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`0" x 10`7"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`2" x 11`11"</b>
<b>4pc Bathroom</b>	<b>Main</b>		<b>4pc Ensuite bath</b>	<b>Main</b>	
<b>Living Room</b>	<b>Main</b>	<b>16`8" x 14`3"</b>	<b>Kitchen</b>	<b>Main</b>	<b>10`2" x 8`11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>7`5" x 8`6"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$441**

Title:  
**Fee Simple**

Zoning:  
**C-G**

Fee Freq:  
**Monthly**

Legal Desc: **0612702**

Remarks

Pub Rmks: **Welcome to this renovated unit with new kitchen , counter tops, new flooring, new paint and new appliances. This lovely 2 bedroom unit is located on the 2nd floor with a south expose for good sized covered back deck. Open concept unit with the kitchen having a breakfast bar, dining space and living room. The primary bedroom is a good size and has a walk through closet to the ensuite. The second bedroom is right next to another full washroom. Laundry room and storage in unit. Located in downtown Cochrane within walking distance of great shopping, dining and great walking paths down to the River. One assigned outside parking stall.**

Inclusions:  
Property Listed By: **na  
RE/MAX Complete Realty**

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











