



THE
A-TEAM

**RE/MAX
FIRST**

505 RAILWAY Street #2207, Cochrane T4C 2K9

MLS® #: **A2196726**

Area: **Downtown**

Listing Date: **02/24/25**

List Price: **\$314,500**

Status: **Active**

County: **Rocky View County**

Change: **-\$5k, 22-Apr**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **842 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **890**
Low Sqft:
Ttl Sqft: **890**

DOM

58

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:
Laminate,Vinyl Plank
Water Source:
Fnd/Bsmt:

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

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	16`7" x 14`4"
Dining Room	Main	12`1" x 10`0"
3pc Ensuite bath	Main	7`1" x 4`11"
4pc Bathroom	Main	8`7" x 4`11"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	9`11" x 8`5"
Bedroom - Primary	Main	12`0" x 10`8"
Bedroom - Primary	Main	11`10" x 10`3"

Legal/Tax/Financial

Condo Fee:
\$441

Title:
Fee Simple

Zoning:
C-G

Legal Desc:	0612702	Fee Freq: Monthly	Remarks
Pub Rmks:	<p>Welcome home! This stunning 2-bedroom, 2-bathroom condo is perfectly situated on the 2nd floor, offering both comfort and convenience. With over 830 sqft of thoughtfully designed living space, this home boasts a modern open floor plan that feels spacious and inviting. Step inside to find sleek, wide-plank luxury flooring that complements a neutral-toned aesthetic, creating a bright and airy ambiance. The expansive living room flows seamlessly into the dining area and kitchen, making it ideal for entertaining or simply relaxing. From the living room, step onto your covered balcony—perfect for morning coffee or unwinding in the evening. The stylish kitchen features a breakfast bar, light wood cabinetry, and ample counter space, providing both functionality and charm. The spacious primary suite boasts a walk-in closet and a private 3-piece ensuite, offering a serene retreat. The second bedroom is also generously sized, perfect for guests, a home office, or additional living space. For added convenience, this condo includes a 4-piece main bathroom, a dedicated in-suite laundry room, and one assigned parking stall. Located in a prime area, you'll be just minutes from restaurants, shopping, a movie theatre, walking paths, and more! Whether you're a first-time buyer, downsizing, or looking for an investment property, this condo has everything you need. Don't miss out—schedule your viewing today!</p>		
Inclusions: Property Listed By:	<p>Hood fan RE/MAX Realty Professionals</p>		

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





