



THE
A-TEAM

**RE/MAX
FIRST**

505 RAILWAY Street #2316, Cochrane T4C 2K9

MLS® #: **A2200976**

Area: **Downtown**

Listing Date: **03/10/25**

List Price: **\$245,000**

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: **660**
Low Sqft:
Ttl Sqft: **660**

Lot Information

Lot Sz Ar: **660 sqft**
Lot Shape:

DOM

34
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment-Single Level Unit**

Access:

Lot Feat:

Park Feat:

Assigned,Stall

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

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

Construction: **Concrete,Mixed,Vinyl Siding**
Flooring: **Carpet,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Window Coverings**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	7`8" x 4`11"
Bedroom - Primary	Main	11`3" x 15`1"
Kitchen	Main	8`0" x 7`5"
Laundry	Main	2`10" x 3`0"

Room	Level	Dimensions
Balcony	Main	13`5" x 7`2"
Dining Room	Main	12`7" x 6`8"
Living Room	Main	12`8" x 13`11"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$356

Fee Simple

C-G

Fee Freq:

Monthly

Legal Desc: 0612702

Remarks

Pub Rmks: **Bright and Spacious One-Bedroom Condo in Cochrane Welcome to this immaculate one-bedroom condo, offering a perfect blend of comfort and convenience in the heart of Cochrane! This bright and spacious unit features an open concept layout, allowing for easy flow and plenty of natural light throughout. The large living room is ideal for relaxing or entertaining, while the south-east facing balcony offers stunning views and is the perfect spot to enjoy your morning coffee. This condo also includes in-unit laundry facilities, providing added convenience. With plenty of storage space, you'll have room for all your essentials. The well-maintained and managed building offers peace of mind and a great living environment. Located just a short walk to restaurants, shops, and downtown Cochrane, you'll have easy access to all the amenities you need. Don't miss this fantastic opportunity to own a beautiful home in an unbeatable location!**

Inclusions:

None

Property Listed By:

RE/MAX Cascade Realty

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









