

**2403, 505 Railway Street W  
Cochrane, Alberta**

**MLS # A2224164**

# \$349,000

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	942 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Electric	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 505
<b>Basement:</b>	-	<b>LLD:</b>	3-26-4-W5
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	C-G
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Walk-In Closet(s)		

**Inclusions:** N/A

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 provides additional convenience as do the stacked washer and dryer. Water, Gas/Heat, and Maintenance are all included in the Condo Fee...only pay for electricity&Internet! 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!