

**1306, 505 Railway Street W  
Cochrane, Alberta**

**MLS # A2230969**



## \$325,000

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	842 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, See Remarks	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 448
<b>Basement:</b>	-	<b>LLD:</b>	3-26-4-W5
<b>Exterior:</b>	Stone, Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	C-G
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar		

**Inclusions:** None

Welcome to this beautifully maintained 2 bedroom, 2 bathroom condo located on sought-after Railway Street, right in the heart of Cochrane. Perfectly situated, you're just steps away from shops, cafes, and everyday amenities—making walkability a true highlight of this home. Inside, you'll find a bright and open layout with new flooring and pride of ownership throughout. The kitchen flows seamlessly into the living and dining areas, ideal for both quiet nights in or hosting friends. Both bedrooms are generously sized, with the primary suite featuring its own private ensuite. Enjoy the convenience of underground heated parking, perfect for those winter months, and quick access to both downtown Calgary and the majestic Rocky Mountains—just a short drive away. Whether you're a first-time buyer, downsizer, or investor, this well-kept home offers lifestyle, location, and value in one unbeatable package. Don't miss your chance to own a slice of Cochrane living!