

**2515 Cochrane Road NW**  
**Calgary, Alberta**

**MLS # A2326465**



**\$869,000**

<b>Division:</b>	Banff Trail		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,123 sq.ft.	<b>Age:</b>	1955 (71 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** Fridge in basement, Range in basement, Range hood in basement

Exceptional opportunity in the desirable community of Banff Trail! This bungalow sits on a 50' x 120' R-CG lot with a sunny south-facing backyard and detached garage. The main floor offers a bright layout with two bedrooms, while the basement features an illegal suite with a side entrance. Ideally located just minutes to the University of Calgary, Foothills Hospital, SAIT, LRT, parks, shopping, and downtown.