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2515 Cochrane Road NW Calgary, Alberta

MLS # A2331453



$809,000

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

Heating:	Forced Air	**Water:**	-
Floors:	Hardwood, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Partial	**LLD:**	-
Exterior:	Stucco, Wood Frame, Wood Siding	**Zoning:**	R-C2
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Laminate Counters		

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

Priced Reduced!!!!! Don't miss out on this exceptional opportunity in the desirable community of Banff Trail! This bungalow sits on a 50' x 120' R-C2 lot with a sunny south-facing backyard and detached garage. The main floor offers a bright layout with three 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.

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