

# \$325,000 - 1306, 505 Railway Street W, Cochrane

MLS® #A2230969

**\$325,000**

2 Bedroom, 2.00 Bathroom, 842 sqft  
Residential on 0.02 Acres

Downtown, Cochrane, Alberta

OPEN HOUSE ON JUNE 28TH FROM 2:30PM TO 4:30PM - Welcome to this beautifully maintained 2 bedroom, 2 bathroom condo located on sought-after Railway Street, right in the heart of Cochrane. Perfectly situated, youâ€™re just steps away from shops, cafes, and everyday amenitiesâ€”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 Mountainsâ€”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. Donâ€™t miss your chance to own a slice of Cochrane living!

Built in 2006

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2230969          |
| Price          | \$325,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 842               |
| Acres          | 0.02              |
| Year Built     | 2006              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 1306, 505 Railway Street W |
| Subdivision | Downtown                   |
| City        | Cochrane                   |
| County      | Rocky View County          |
| Province    | Alberta                    |
| Postal Code | T4C 2K9                    |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Elevator(s), Parking, Secured Parking |
| Parking Spaces | 1                                     |
| Parking        | Underground                           |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Breakfast Bar                                                               |
| Appliances        | Dishwasher, Electric Oven, Microwave, Refrigerator, Washer/Dryer<br>Stacked |
| Heating           | Baseboard, See Remarks                                                      |
| Cooling           | None                                                                        |
| # of Stories      | 4                                                                           |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Balcony                                 |
| Roof              | Asphalt                                 |
| Construction      | Stone, Stucco, Vinyl Siding, Wood Frame |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 22              |
| Zoning         | C-G             |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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