

# \$274,900 - 2207, 505 Railway Street W, Cochrane

MLS® #A2218372

**\$274,900**

2 Bedroom, 2.00 Bathroom, 891 sqft

Residential on 0.02 Acres

Downtown, Cochrane, Alberta

If you've been waiting for something simple, sunny, and close to everything this might be it. Whether you're buying your first place or looking to downsize into something easy and well cared for, this 2-bedroom, 2-bath condo in the heart of downtown Cochrane is a great fit.

Located on the second floor, this unit feels light and open. The living space is welcoming and flows easily from the kitchen to the dining and living room. The balcony catches the sun just right—it's the kind of spot where you'll want to start your morning or wind down in the evening. The south-facing exposure brings warmth and natural light into the space throughout the day.

Inside, the condo has been renovated and maintained with care. It's clean, fresh, and move-in ready. The updates are tasteful, not trendy—so it feels calm and timeless rather than staged or overdone. There's a genuine sense of comfort here.

Both bedrooms are a good size, and the bathroom is clean and functional. Storage is smart and practical. The unit just makes sense—nothing wasted, nothing missing.

The building itself has also seen improvements, with updated common areas that feel bright, safe, and welcoming. It's clear that pride of ownership runs through the



whole property, not just the unit.

And then there’s the location. You’re right in downtown Cochrane, close to everything. Groceries, coffee shops, pharmacies, restaurants—it’s all walkable. That matters whether you’re simplifying life, cutting back on driving, or just want to be more connected to your community. This is a place where you can walk to what you need and still come home to peace and privacy.

This condo would work just as well for someone starting out as it would for someone settling in. It offers flexibility, ease, and comfort. It’s the kind of space that quietly supports you—nothing flashy, just solid, simple living in a place you’ll be proud to call your own.

Built in 2006

**Essential Information**

MLS® #	A2218372
Price	\$274,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	891
Acres	0.02
Year Built	2006
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	2207, 505 Railway Street W
Subdivision	Downtown
City	Cochrane

County	Rocky View County
Province	Alberta
Postal Code	T4C 2K9

### **Amenities**

Amenities	Elevator(s), Visitor Parking
Parking Spaces	1
Parking	Off Street, Stall, Assigned
# of Garages	1

### **Interior**

Interior Features	Breakfast Bar, Closet Organizers, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Baseboard
Cooling	None
# of Stories	4

### **Exterior**

Exterior Features	Balcony
Construction	Stone, Vinyl Siding, Wood Frame

### **Additional Information**

Date Listed	May 9th, 2025
Days on Market	24
Zoning	C-G

### **Listing Details**

Listing Office	RE/MAX Realty Professionals
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