

# \$287,000 - 301, 174 North Railway Street, Okotoks

MLS® #A2193483

## \$287,000

2 Bedroom, 2.00 Bathroom, 941 sqft  
Residential on 0.02 Acres

Heritage Okotoks, Okotoks, Alberta

Welcome to this beautiful 2 bedroom, 2 bathroom corner unit where your heat and water are included in the condo fee. It is located on the NW corner of the building so you get lots of natural light flowing through the unit, assigned underground parking spot and furry family member friendly. The unique design of the building gives you the luxury of only one neighbour and nobody above your third floor unit. The unit itself has an open floor plan, as you walk in you have a nice entry way with room for a seat and coat closet. As you walk down the hall you have your separate laundry room with storage, and pantry. Then the unit opens up to your dining area, white cabinet kitchen and living room filled with natural light. You can enjoy your meal at the kitchen island or designated eating area. Bedrooms are located at separate ends of the unit for optimal privacy. The primary room has a large walk in closet and four piece ensuite. There is another four piece bathroom located beside the second good sized bedroom. Outside you can enjoy your evening sunsets on the covered west facing balcony .It is also located conveniently close to the downtown core, schools, local shops and the bow river walking paths. It is a pet friendly building, with board approval. Fee includes heat and water.

Built in 2009

## Essential Information



MLS® #	A2193483
Price	\$287,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	941
Acres	0.02
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

### **Community Information**

Address	301, 174 North Railway Street
Subdivision	Heritage Okotoks
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 0E2

### **Amenities**

Amenities	Elevator(s), Parking
Parking Spaces	1
Parking	Underground, Parkade

### **Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer Stacked
Heating	Baseboard, Natural Gas, Boiler
Cooling	None
# of Stories	4

### **Exterior**

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame

### **Additional Information**

Date Listed February 9th, 2025

Days on Market 53

Zoning NC

### **Listing Details**

Listing Office RE/MAX Complete Realty

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.