

**303, 29 N Railway Street
Okotoks, Alberta**

MLS # A2260367



\$289,000

Division:	Heritage Okotoks		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,128 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 634
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	D
Foundation:	-	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Built-in Features, Ceiling Fan(s), Kitchen Island		

Inclusions: N/A

Unbeatable value in Downtown Okotoks! This upper floor 2 bedroom & 2 bathroom apartment is priced at just \$256/sq ft which is far below the town average of \$414/sq ft for current active listings and an avg of \$380/sq ft for solds...shows this as the best deal in town...by over \$125/sq ft. This is your chance to own a spacious, affordable home in a prime location. The open-concept layout features a cozy fireplace, perfect for relaxing evenings, and a functional kitchen that flows seamlessly into the living and dining areas. The primary bedroom includes a private ensuite and walk-in closet, while the second bedroom and bathroom offer flexibility for guests or a home office. This unit is packed with features to enhance your lifestyle, including stainless steel appliances, in-suite laundry, and an independent furnace—giving you full control over your comfort and heat. Enjoy the convenience of both front and rear doors, with your dedicated parking stall located directly at the rear entrance for easy access. The north-facing balcony is perfect for relaxing after an active day, while the cozy fireplace adds warmth and charm to the open concept living space. Located in the heart of Okotoks, you'll enjoy easy access to shops, restaurants, and local amenities. Whether you're a first-time buyer, downsizer, or investor, this property offers exceptional value that won't last long.