



**GRASSROOTS**  
REALTY GROUP

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106, 174 N Railway Street  
Okotoks, Alberta

MLS # A2303479



**\$314,900**

<b>Division:</b>	Heritage Okotoks		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	931 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Guest, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Floors:** Laminate

**Roof:** Asphalt Shingle

**Basement:** -

**Exterior:** Stone, Vinyl Siding, Wood Frame

**Foundation:** -

**Features:** Breakfast Bar, See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 654

**LLD:** -

**Zoning:** NC

**Utilities:** -

**Inclusions:** None

Stylishly updated 933 sq. ft. condo in an easily accessible location on Railway Street, just steps from Elizabeth Street in the heart of Okotoks. This bright unit features modern laminate flooring throughout and soft, inviting paint colours that enhances the clean, contemporary feel. The open-concept design offers a spacious living and dining area, ideal for everyday living and entertaining. The kitchen includes sleek countertops, generous cabinetry, and included appliances for added convenience. Two well-sized bedrooms are highlighted by a private primary suite with ensuite, plus a versatile second bedroom perfect for guests, family, or a home office. Includes an assigned underground parking stall. Unbeatable location close to shopping, dining, parks, and amenities—perfect for professionals, downsizers, or investors seeking low-maintenance living.