



207, 45 N Railway Street
Okotoks, Alberta

MLS # A2324434

\$285,900



Division:	NONE		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,045 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Common, Enclosed, Garage Door Opener, Garage Faces Rear, Ins		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Fan Coil, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 300
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	D
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Track Lighting		

Inclusions: some window coverings, shelf in the upstairs bathroom

If you've been searching for an affordable home that doesn't sacrifice space, lifestyle, or location, this is one you need to see. Offering over 1,044 sq. ft. of living space, this two-bedroom, two-bathroom townhouse stands out as one of the best values currently available in Okotoks, combining exceptional square footage with a highly desirable downtown location and low monthly condo fees of only \$300. Just steps from Main Street, you'll enjoy easy access to local shops, restaurants, cafes, brew pubs, the library, scenic pathways, parks, disc golf, and the beautiful Sheep River. Whether you're a first-time buyer, downsizer, or investor, this location offers the convenience and walkability that so many buyers are looking for. Inside, the bright and inviting main floor is filled with natural light and features an open-concept design that creates a comfortable flow between the living, dining, and kitchen spaces. The spacious living room is anchored by a cozy fireplace, while the functional kitchen offers a large eating bar that's perfect for casual meals or entertaining guests. A convenient 2-piece bathroom, in-suite laundry with newer full-sized washer and dryer, and a utility/storage room complete the main level. Step outside to your private balcony, the perfect place to enjoy your morning coffee or unwind while taking in the charm of downtown living. Upstairs, the generously sized primary bedroom provides a comfortable retreat, while the second bedroom features a walk-in closet and flexibility for guests, a home office, or additional living space. A well-appointed 4-piece bathroom separates the bedrooms and offers excellent storage. This home also includes a single attached garage space within a shared double garage, complete with your own garage opener, key access, and additional storage area. One of the most unique aspects of this complex is its sense of community. With

many long-term owners and very little turnover, residents enjoy a welcoming atmosphere that feels more like a close-knit neighbourhood than a typical condominium development. The complex is owner-managed, with hands-on involvement from management that has been part of the community since the beginning. This approach helps keep condo fees affordable while fostering a level of care, pride of ownership, and personal attention that is difficult to find in larger professionally managed complexes. The property has also been thoughtfully maintained with several important updates, including a newer refrigerator, dishwasher, furnace heating coil, flooring in the utility room, kitchen lighting, a hot water tank less than six months old, and a newer full-sized washer and dryer. Opportunities to own a spacious, well-maintained home in downtown Okotoks at this price point are becoming increasingly rare. With exceptional value, low condo fees, strong community pride, and one of the most convenient locations in town, this is a property you'll want to experience for yourself.