

# \$314,900 - 202, 128 Centre Avenue, Cochrane

MLS® #A2219917

**\$314,900**

2 Bedroom, 2.00 Bathroom, 925 sqft  
Residential on 0.00 Acres

Downtown, Cochrane, Alberta

Just price corrected! Pride of ownership shines throughout this beautifully maintained 2-bedroom, 2-bathroom corner unit offering 924 sq ft of comfortable and stylish living! Set within a quiet, impeccably cared-for building known for its welcoming community and peaceful atmosphere, this home is a true hidden gem. Flooded with natural light thanks to its desirable corner placement, the unit features a bright and open layout with a sunny south-facing balcony—perfect for relaxing or entertaining with the added bonus of a gas BBQ hookup. Enjoy year-round comfort with in-floor heating throughout the building and the convenience of a built-in air conditioning unit within the suite. The impeccably well maintained kitchen offers updated stainless steel appliances, and has a lovely window which allows the sunlight to stream in. This light also enhances the rich wide plank vinyl flooring which stretches through the living area right up to the gas fireplace with tile surround. The spacious primary bedroom offers a generous walk-in closet and a private 4-piece ensuite. A second full 4-piece bathroom ensures plenty of space for guests or family members. This room offers a murphy bed with storage, which can also be converted to a desk, making it a perfect multi purpose room. One of the standout features of this unit is the generously sized in-suite laundry room, offering ample space for storage and organization. It comes equipped with a convenient European-style washer/dryer



combo, perfect for efficient use of space. For those who prefer traditional laundry appliances, this room is also fully outfitted with venting for a full-size dryer, giving you flexibility to customize to your lifestyle. Just down the hall is a well-appointed social room for gatherings, and a shared outdoor balcony space for residents and guests to enjoy together. With friendly neighbors and a truly welcoming atmosphere, this is more than just a condo—it's a place to call home. The Canadian Condominium Institute of South Alberta recognizes Heritage Place as the 2024 Condominium of the Year. Additional highlights include secure underground, titled parking, offering year-round convenience and peace of mind during those colder months. In addition, a secure storage locker is located within a dedicated storage room - perfect for keeping seasonable items tucked away, yet easily accessible. Cochrane boasts over 500 hectares of parks and open spaces, including more than 40 playgrounds and 80 km of interconnected pathways. Mitford Park has 34 hectares along the Bow River. Moreover, this unit is situated just outside Downtown Cochrane, known for historic charm, artisan shops, lazy cafes, boutique shops, all along picturesque streets.

Built in 2004

### **Essential Information**

MLS® #	A2219917
Price	\$314,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	925
Acres	0.00
Year Built	2004
Type	Residential

Sub-Type Apartment  
Style Single Level Unit  
Status Active

### Community Information

Address 202, 128 Centre Avenue  
Subdivision Downtown  
City Cochrane  
County Rocky View County  
Province Alberta  
Postal Code T4C 2K5

### Amenities

Amenities Elevator(s), Parking, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Dog Run  
Parking Spaces 1  
Parking Off Street, Parkade, Underground

### Interior

Interior Features Ceiling Fan(s), Closet Organizers, Kitchen Island, Elevator  
Appliances Central Air Conditioner, Dishwasher, Electric Oven, Microwave, European Washer/Dryer Combination  
Heating Boiler, Natural Gas  
Cooling Wall/Window Unit(s)  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Family Room, Gas, Tile  
# of Stories 4

### Exterior

Exterior Features Balcony, Playground, Storage, Dog Run  
Construction Stone, Stucco, Vinyl Siding, Wood Frame

### Additional Information

Date Listed May 9th, 2025  
Days on Market 23  
Zoning R-3

### Listing Details

Listing Office Century 21 Bamber Realty LTD.

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