

\$488,000 - 204, 413 River Avenue, Cochrane

MLS® #A2246068

\$488,000

3 Bedroom, 4.00 Bathroom, 1,391 sqft

Residential on 0.03 Acres

Riverview, Cochrane, Alberta

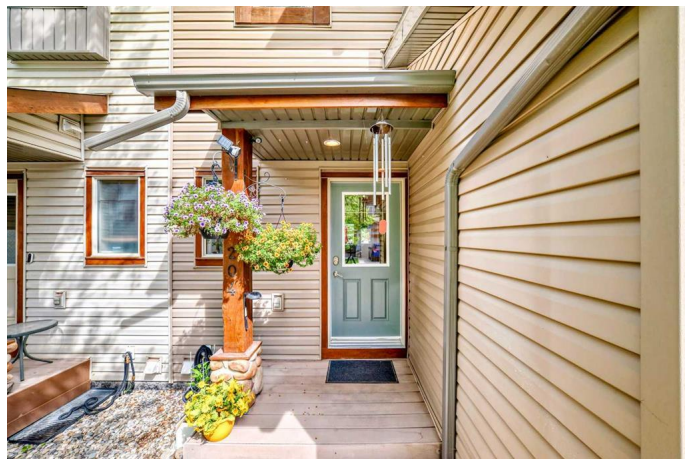
OPEN HOUSE: Sunday Aug 31, 10am - 1pm ||

Here's your opportunity to snag one of the townhouses along River Avenue! The home features an open concept living, dining, and kitchen area that makes entertaining easy and comfortable. Upstairs the primary bedroom boasts a walk-in closet and an ensuite. Two other bedrooms and a shared washroom is also on the second level complete with the washer and dryer for convenience. The basement is fully developed with a full bathroom and perfect as a flex space for guests, movie area, office or even a gym! There's also a single attached garage and space for another car to be parked outside. This home is clean and well maintained and ready for a quick possession! Steps to Cochrane Golf Club and within walking distance to the Bow River, local caf  s, Calgary Co-op, the SLS Centre and an off-leash dog park. Conveniently located a few steps away from the bus stop. Pet-friendly and low monthly condo fees. Easy to show so schedule a tour with your   realtor   ASAP!

Built in 2009

Essential Information

MLS�� #	A2246068
Price	\$488,000
Bedrooms	3
Bathrooms	4.00



Full Baths	3
Half Baths	1
Square Footage	1,391
Acres	0.03
Year Built	2009
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	204, 413 River Avenue
Subdivision	Riverview
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0N9

Amenities

Amenities	Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Closet Organizers, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Courtyard, Private Entrance
Lot Description	Backs on to Park/Green Space, City Lot, Few Trees, Landscaped, Level
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 19th, 2025
Days on Market	9
Zoning	R-MD

Listing Details

Listing Office	Charles
----------------	---------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.