

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

MLS® #A2246068

**\$488,000**

3 Bedroom, 4.00 Bathroom, 1,391 sqft

Residential on 0.03 Acres

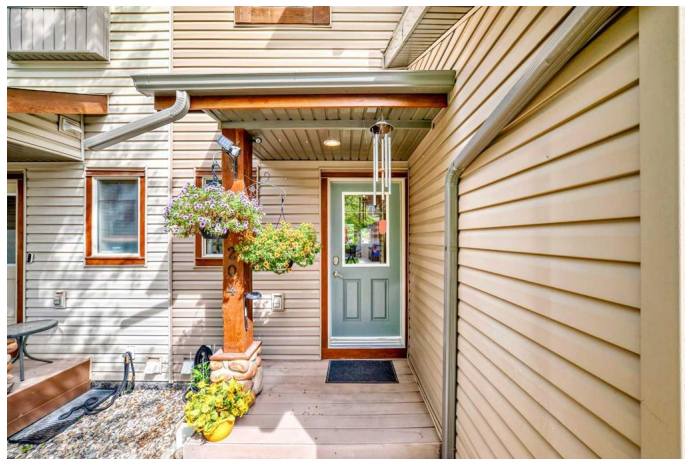
Riverview, Cochrane, Alberta

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                5  
Zoning                              R-MD

**Listing Details**

Listing Office                    Charles

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