

\$484,500 - 203, 413 River Avenue, Cochrane

MLS® #A2246410

\$484,500

3 Bedroom, 3.00 Bathroom, 1,425 sqft

Residential on 0.03 Acres

Riverview, Cochrane, Alberta

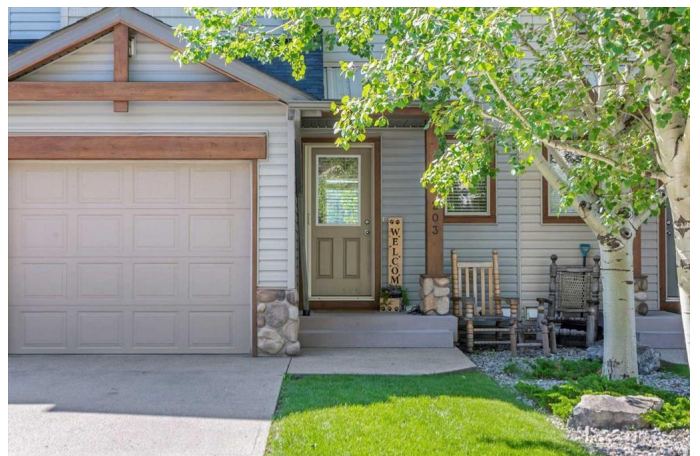
Open House Saturday Sept 6 12pm - 2pm.
Welcome to this beautiful three-bedroom, 2.5-bath townhouse located in Cochrane's desirable community of Riverview. Where else could you live adjacent to Bow River pathways, the 9-hole Cochrane Golf Club & restaurant, a large public park, the magnificent pool, rinks and gym of Spray Lakes Sport Centre and a soon to be opened Co-Op grocery store. Walk into the main floor with an open-concept kitchen featuring granite countertops, large island, gas stove, and a walk-in pantry. The kitchen flows seamlessly into the living room with a cozy gas fireplace and an adjacent dining area, all offering picturesque views of the park and river area. A south-facing deck off the living area provides the perfect space to relax and enjoy the surrounding nature. A convenient half bath completes the main floor.

Upstairs, you'll find three spacious bedrooms, a four-piece main bathroom, and a laundry area for added convenience.

The finished lower level offers a very spacious open family room and a beautifully designed three-piece bathroom with custom stonework. The ceiling is fully insulated for sound, and there's plenty of room for storage. Newer vinyl plank flooring adds a modern touch on the main and lower level.

Additional features include a BBQ gas line and a single attached garage with work bench.

Most recent updates include washing machine (2024) On demand hot water system (2025).



Built in 2009

Essential Information

MLS® #	A2246410
Price	\$484,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,425
Acres	0.03
Year Built	2009
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	203, 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	Kitchen Island, Tankless Hot Water, Vinyl Windows
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Lighting
Lot Description	Backs on to Park/Green Space, Few Trees, Landscaped, Open Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 14th, 2025
Days on Market	50
Zoning	R-MD

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
----------------	------------------------------------

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.