

# \$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

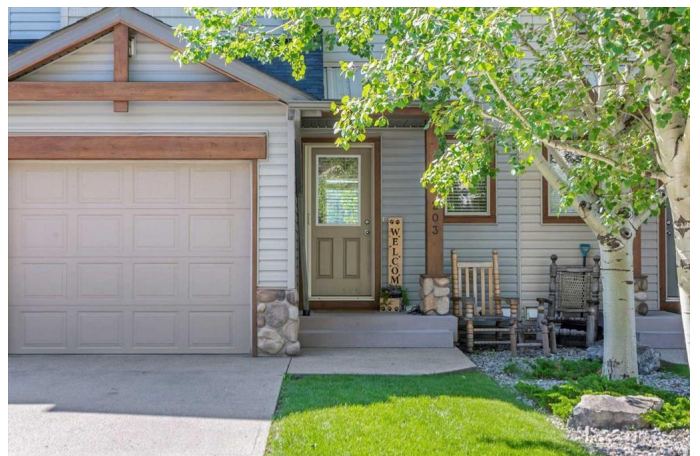
Open House Saturday Sept 6 12pm - 2pm.  
Welcome to this beautiful three-bedroom, 2.5-bath townhouse located in Cochrane's desirable community of Riverview. Where else could you live adjacent to Bow River pathways, the 9-hole Cochrane Golf Club & restaurant, a large public park, the magnificent pool, 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 | 66                |
| Zoning         | R-MD              |

## Listing Details

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

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