

# \$349,900 - 406 Railway Avenue, Cayley

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MLS® #A2252273

**\$349,900**

4 Bedroom, 1.00 Bathroom, 1,137 sqft

Residential on 0.31 Acres

NONE, Cayley, Alberta

Welcome to Cayley!!! A wonderful Hamlet just 8 miles south of High River and just off Hwy #2. Easy commute to Calgary. If you are looking for privacy and beautiful mountain views, this home is for you!! The 1/3 acre yard is surrounded by lilac and carygana bushes and beside the house there are two lovely apple trees. The house has 3 bedrooms up and a spare down. Lovely hardwood floors, functional built ins, arched doorways give this home so much character and uniqueness. The primary bedroom has built in headboard and night stands. The living room also boasts a built in TV/stereo bookcase, great for hiding the TV and electronics. The dining room has a built in bench with storage on each side and can easily seat 8 people at the dinner table. A cute arched door with clear glass separates the kitchen from the dining room. The kitchen is very user friendly with everything within reach and an eating area as well. The second bedroom/office would be ideal for a teenager to store all their stuff in the huge built in bookcase wall. Another beautiful feature of this home is a front and back porch. The back deck is great for morning coffee. Enjoy the peaceful serenity and birds chirping. From the front porch you have a lovely view of the mountains. A double heated garage with a storage addition/music room. There is a greenhouse for the green thumb gardener and a storage shed as well. Book your private viewing and grab the car keys and come take a look.



Built in 1960

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2252273    |
| Price          | \$349,900   |
| Bedrooms       | 4           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,137       |
| Acres          | 0.31        |
| Year Built     | 1960        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 406 Railway Avenue |
| Subdivision | NONE               |
| City        | Cayley             |
| County      | Foothills County   |
| Province    | Alberta            |
| Postal Code | T0L 0P0            |

## Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Parking Spaces | 6                                               |
| Parking        | Double Garage Detached, Off Street, Parking Pad |
| # of Garages   | 2                                               |

## Interior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Built-in Features, No Smoking Home                                                           |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                              |
| Cooling           | None                                                                                                    |
| Has Basement      | Yes                                                                                                     |
| Basement          | Partial, Partially Finished                                                                             |

## Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior Features | Private Yard                                                      |
| Lot Description   | Back Yard, Front Yard, Fruit Trees/Shrub(s), Lawn, Private, Views |
| Roof              | Asphalt                                                           |
| Construction      | Vinyl Siding, Wood Frame                                          |
| Foundation        | Poured Concrete                                                   |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 14                |
| Zoning         | RC                |

**Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Century 21 Foothills Real Estate |
|----------------|----------------------------------|

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