## 1211, 625 Glenbow Drive
## Cochrane, Alberta

**MLS # A2226644**



# $239,900

| | |
|---|---|
| **Division:** | Glenbow |
| **Type:** | Residential/Low Rise (2-4 stories) |
| **Style:** | Apartment-Single Level Unit |

| | | | |
|---|---|---|---|
| **Size:** | 505 sq.ft. | **Age:** | 2013 (12 yrs old) |
| **Beds:** | 1 | **Baths:** | 1 |

| | |
|---|---|
| **Garage:** | Titled, Underground |
| **Lot Size:** | - |
| **Lot Feat:** | - |

| | | | |
|---|---|---|---|
| **Heating:** | Baseboard | **Water:** | - |
| **Floors:** | Linoleum, Tile | **Sewer:** | - |
| **Roof:** | Asphalt Shingle | **Condo Fee:** | $ 287 |
| **Basement:** | - | **LLD:** | - |
| **Exterior:** | Wood Frame | **Zoning:** | R-HD |
| **Foundation:** | - | **Utilities:** | - |

**Features:** Breakfast Bar, Granite Counters, See Remarks, Track Lighting, Vinyl Windows

**Inclusions:** BBQ

Welcome to this bright and inviting 1 bedroom, 1 bathroom condo located in the heart of Glenbow. This is an excellent opportunity for first-time buyers or investors. The unit offers a modern kitchen with stainless steel appliances, granite countertops, and stylish cabinetry. The open concept layout flows smoothly from the kitchen to the dining and living areas, with large west-facing windows that fill the space with natural light. Step outside to your south facing private balcony, ideal for enjoying a summer BBQ or relaxing in the evening sun. The bedroom is spacious and also benefits from southwest exposure. A well-appointed 4-piece bathroom provides both comfort and function. Additional features include in-suite laundry and Titled Underground Secure Parking. This home is conveniently close to shopping, grocery stores, transit system, and offers easy access to Calgary and the mountains with outstanding walkability to parks and pathways. Choose to make this affordable Condominium YOURS TODAY!!