

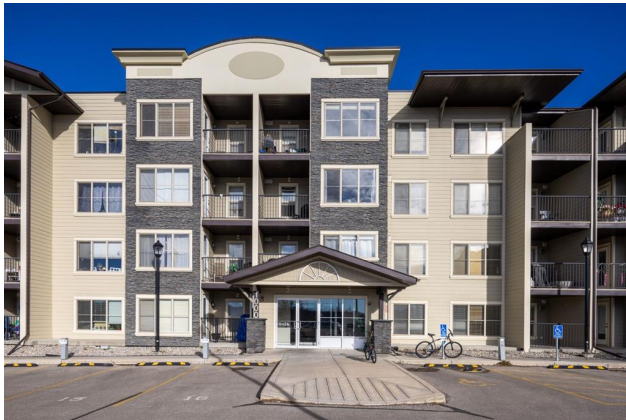


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**625 GLENBOW Drive #1411, Cochrane T4C 0S9**

MLS® #: **A2178464**      Area: **Glenbow**      Listing Date: **11/09/24**      List Price: **\$249,900**  
 Status: **Active**      County: **Rocky View County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**  
 Sub Type: **Apartment**  
 City/Town: **Cochrane**  
 Year Built: **2013**  
Lot Information  
 Lot Sz Ar: **503 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **503**  
 Low Sqft:  
 Ttl Sqft: **503**

DOM  
**73**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Parking  
 Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat: **Assigned,Stall**

Utilities and Features

Roof: **Membrane**  
 Heating: **Baseboard,Hot Water,Natural Gas,Radiant**  
 Sewer:  
 Ext Feat: **Balcony**

Construction: **Vinyl Siding**  
 Flooring: **Carpet,Ceramic Tile**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer**  
 Int Feat: **Breakfast Bar,Granite Counters,Kitchen Island,Open Floorplan**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Bathroom</b>	<b>Main</b>	<b>5`0" x 7`8"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>8`8" x 10`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`3" x 8`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>9`5" x 7`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>9`5" x 16`10"</b>			

Legal/Tax/Financial

Condo Fee: **\$260**      Title: **Fee Simple**      Zoning: **R-HD**  
 Fee Freq:

Monthly

Legal Desc: 1312962

Remarks

Pub Rmks: **INVESTOR ALERT! Great TOP FLOOR 1 bedroom / 1 bath upgraded apartment unit with wonderful south views and views of the Rocky Mountains. Prime location in the heart of town, walking distance to shopping, banking, clinics, library, movie theatre, drug stores, coffee shops, restaurants and more. All available developer upgrades - granite counters, Stainless Steel appliances, ceramic tile floors in entry, kitchen and bathroom. Just a hop, skip and jump to Cochrane's great bike path network, and the Bow River. Tenant in place until Nov. 30, 2025. Immediate possession if assuming tenant. Invest in your future today!**

Inclusions: N/A  
Property Listed By: TREC The Real Estate Company

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

