



THE
A-TEAM

**RE/MAX
FIRST**

625 GLENBOW Drive #2410, Cochrane T4C 0S9

MLS®#: **A2178469** Area: **Glenbow** Listing Date: **11/09/24** List Price: **\$319,900**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Cochrane**
 Year Built: **2013**
Lot Information
 Lot Sz Ar: **864 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **872**
 Low Sqft:
 Ttl Sqft: **872**

DOM

24
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Assigned, Parkade, Stall, Titled, Underground**

Utilities and Features

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

Construction: **Vinyl Siding, Wood Frame**
 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

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	4`11" x 7`5"	4pc Ensuite bath	Main	7`10" x 5`0"
Bedroom	Main	13`3" x 11`3"	Dining Room	Main	10`9" x 14`1"
Kitchen	Main	7`10" x 8`2"	Living Room	Main	12`7" x 16`1"
Den	Main	8`0" x 11`8"	Bedroom - Primary	Main	11`5" x 10`0"

Legal/Tax/Financial

Condo Fee: **\$458** Title: **Fee Simple** Zoning: **R-HD**

Fee Freq:
Monthly

Legal Desc: **1410121**

Remarks

Pub Rmks: **INVESTOR ALERT! Great TOP FLOOR 2 bedroom / 2 bath + DEN upgraded apartment unit with wonderful southeast views. 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 bathrooms. Just a hop, skip and jump to Cochrane's great bike path network, and the Bow River. 1 TITLED UNDERGROUND PARKING STALL included. Tenant in place until June 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









