



THE A-TEAM

RE/MAX FIRST

36 GLENBROOK Crescent #305, Cochrane T4C 1T2

MLS® #: A2195340 Area: Glenbow Listing Date: 02/27/25 List Price: \$229,900
Status: Active County: Rocky View County Change: None Association: Fort McMurray



General Information

Prop Type: Multi-Family Sub Type: Apartment City/Town: Cochrane Year Built: 1980

Lot Information

Lot Sz Ar: Lot Shape:

Access: Lot Feat: Park Feat:

Finished Floor Area Abv Sqft: 626 Low Sqft: Ttl Sqft: 626

DOM

1 Layout Beds: 0 Baths: 0.0 (0 0) Style:

Parking

Ttl Park: 1 Garage Sz:

Utilities and Features

Roof: Heating: Baseboard Sewer: Ext Feat:

Construction: Flooring: Laminate Water Source: Fnd/Bsmt:

Kitchen Appl: Electric Stove, Refrigerator Int Feat: Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room Legal/Tax/Financial, Level, Dimensions

Title: Fee Simple Zoning: R-MD Legal Desc: 9012433

Remarks

Pub Rmks: TOP FLOOR UNIT WITH THREE WINDOWS AND SLIDING GLASS DOOR TO THE BALCONY. THE VIEWS ARE TO THE NW AND SOUTH, THE ONE BEDROOM UNIT IS READY FOR IMMEDIATE POSSESSION. This well-maintained building has recently updated the exterior with fiber cement siding, new windows, patio doors, balconies and roof as well as fresh carpet and paint in the hallways. Enjoy the quaint, rustic kitchen and south facing balcony. Located steps away from local shops, restaurants, parks,

and trails, this condo combines comfort with convenience, making it an ideal home for first-time buyers, down-sizers, or investors. Don't miss out on the opportunity to live in one of Cochrane's most desirable locations! Directions:

Inclusions:

**NONE**

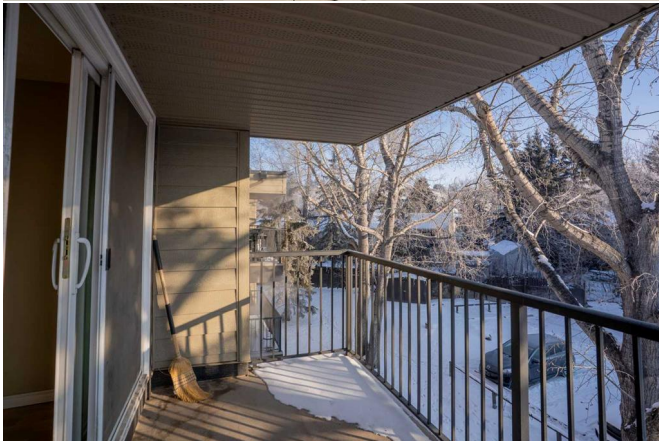
Property Listed By:

**Royal LePage Benchmark**

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







305-36 Glenbrook Crescent, Cochrane, AB

Main Floor 3060sq/ Area 620 EA sq ft



0 3 6 ft

PREPARED 2024/02/14



While regions are excluded from total floor area in CLUCD floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.