



1108, 625 Glenbow Drive  
Cochrane, Alberta

MLS # A2291236



**\$275,000**

<b>Division:</b>	Glenbow		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	592 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Underground		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Radiant	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 335
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	R-HD
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home		

**Inclusions:** N/A

**INVESTOR ALERT:** This inviting 1-bedroom unit, featuring a den and underground parking, currently has a long-term tenant who has been in residence for 8 years and wishes to remain. Located on the main floor, the apartment provides 591 square feet of comfortable living space, including a spacious primary bedroom, den, in-suite laundry, a four-piece bathroom, and an upgraded kitchen with granite countertops. Guests will find plenty of parking available, while the tenant enjoys secure underground parking.