



1411, 625 Glenbow Drive  
Cochrane, Alberta

MLS # A2191895



**\$239,900**

<b>Division:</b>	Glenbow		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	504 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas, Radiant	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 260
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-HD
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan		

**Inclusions:** N/A

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. Rent is \$1365/mo. Immediate possession if assuming tenant. Invest in your future today!