

# \$229,900 - 305, 36 Glenbrook Crescent, Cochrane

MLS® #A2198105

**\$229,900**

1 Bedroom, 1.00 Bathroom, 627 sqft  
Residential on 0.03 Acres

Glenbow, Cochrane, Alberta

TOP FLOOR UNIT WITH Two 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 unit does not have any side party walls. This well-maintained building has recently updated its exterior with fiber cement siding, new windows, patio doors, balconies, and roof, and fresh carpet and paint in the hallways. Enjoy the quaint, rustic kitchen and south facing balcony. Located only 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!

Built in 1980

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2198105    |
| Price          | \$229,900   |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 627         |
| Acres          | 0.03        |
| Year Built     | 1980        |
| Type           | Residential |



|          |                   |
|----------|-------------------|
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### **Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 305, 36 Glenbrook Crescent |
| Subdivision | Glenbow                    |
| City        | Cochrane                   |
| County      | Rocky View County          |
| Province    | Alberta                    |
| Postal Code | T4C1T2                     |

### **Amenities**

|                |             |
|----------------|-------------|
| Amenities      | None        |
| Parking Spaces | 1           |
| Parking        | Parking Pad |

### **Interior**

|                   |                              |
|-------------------|------------------------------|
| Interior Features | No Smoking Home              |
| Appliances        | Electric Stove, Refrigerator |
| Heating           | Baseboard                    |
| Cooling           | None                         |
| # of Stories      | 3                            |

### **Exterior**

|                   |             |
|-------------------|-------------|
| Exterior Features | Balcony     |
| Construction      | Wood Siding |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 27th, 2025 |
| Days on Market | 35                  |
| Zoning         | R-MD                |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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