

# \$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 |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.