

# \$323,000 - 1304, 625 Glenbow Drive, Cochrane

MLS® #A2232961

**\$323,000**

2 Bedroom, 2.00 Bathroom, 770 sqft

Residential on 0.00 Acres

Glenbow, Cochrane, Alberta

Prime Location with two, titled underground parking stalls. Discover this bright and inviting, well-maintained 2-bedroom, 2-bath apartment that offers both comfort and functionality. The practical kitchen features modern appliances, granite countertops, ample cabinet space and breakfast bar. Adjacent to the kitchen is a bonus room and extra storage hidden with stylish sliding barn doors, making a great office space, dining room or kids' play area. The spacious living room with beautiful, updated vinyl plank flooring divides the primary bedroom and second bedroom for maximum privacy. The east facing unit allows you to enjoy the glorious morning sun throughout the home and from your covered outdoor space, staying cool later in the day with the sun behind you. The primary bedroom includes a spacious walk-through closet leading to a full ensuite bath complete with granite counter tops and bathtub. The second bedroom is versatile, ideal for use as an office, guest room, or a roommate with access to a full bathroom. No carpet in unit, and new custom blinds throughout. The building has an abundance of guest parking and is centrally located within walking distance to all amenities, including coffee shops & restaurants, gas stations, groceries, liquor stores, hair salons, movie house, banks, medical offices, library, parks, church, walking paths, Historic Cochrane Ranche, & more. School buses and COLT, Cochrane's own on-demand transit, stop nearby. Quick access



to the city, with only a 30-minute commute to downtown Calgary, 15 minutes to the city limits and one hour to Canmore. Unit can be sold furnished.

Built in 2013

### Essential Information

MLS® #	A2232961
Price	\$323,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	770
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	1304, 625 Glenbow Drive
Subdivision	Glenbow
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0S7

### Amenities

Amenities	Elevator(s), Trash
Parking Spaces	2
Parking	Additional Parking, Guest, Heated Garage, Parkade, Titled, Underground, Common, Secured
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), No Animal Home, No Smoking Home, Walk-In Closet(s)
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Appliances	Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Courtyard
Construction	Stone, Vinyl Siding, Wood Frame

## Additional Information

Date Listed	June 20th, 2025
Days on Market	7
Zoning	R-HD

## Listing Details

Listing Office	The Real Estate District
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