

# \$214,000 - 305, 36 Glenbrook Crescent, Cochrane

MLS® #A2198105

## \$214,000

1 Bedroom, 1.00 Bathroom, 627 sqft

Residential on 0.03 Acres

Glenbow, Cochrane, Alberta

PRICE REDUCED. OWNER SAYS SELL 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. Donâ€™t miss out on the opportunity to live in one of Cochraneâ€™s most desirable locations!

Built in 1980

## Essential Information

MLS® #	A2198105
Price	\$214,000
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	Refrigerator, Electric Stove
Heating	Baseboard
Cooling	None
# of Stories	3

### Exterior

Exterior Features	Balcony
Construction	Wood Siding

### Additional Information

Date Listed	February 27th, 2025
Days on Market	109
Zoning	R-MD

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.