

# **\$324,900 - 2303, 625 Glenbow Drive, Cochrane**

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MLS® #A2202607

**\$324,900**

2 Bedroom, 2.00 Bathroom, 781 sqft

Residential on 0.02 Acres

Glenbow, Cochrane, Alberta

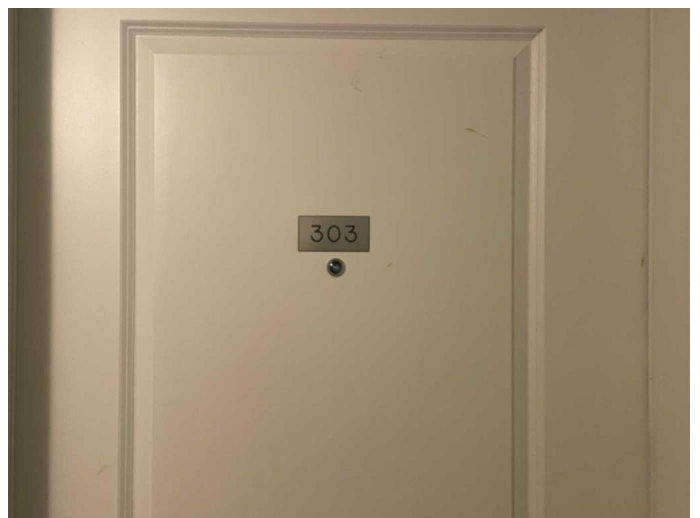
**PRICE REDUCED! Open House Saturday May 3 2 to 4:00** Welcome to this 2-bedroom, 2-bathroom condo located in the heart of Cochrane in Glenbow. This beautifully designed and upgraded unit offers a bright and spacious open-concept layout with 781 sq ft of living space. The modern kitchen features stainless steel appliances, with brand new fridge, granite countertops and eating bar and lots of cabinets. The living room opens onto a private west facing balcony, with a view of the mountains, perfect for enjoying your morning coffee or evening sunset. The primary bedroom boasts a large closet and a full 4-piece ensuite with tile backsplash and deep soaker tub, while the good size second bedroom has easy access to the second full bathroom. Convenient In-suite laundry and storage. The unit includes 2 parking stalls, 1 underground titled parking #220 and 1 assigned stall #59. The underground stall has extra length to accommodate more storage. Walking distance from local shops, restaurants, all the amenities Cochrane has to offer, parks, and trails, this condo is perfectly located.

Built in 2013

## **Essential Information**

MLS® #                   A2202607

Price                     \$324,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 781               |
| Acres          | 0.02              |
| Year Built     | 2013              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 2303, 625 Glenbow Drive |
| Subdivision | Glenbow                 |
| City        | Cochrane                |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T4C 1E8                 |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Elevator(s), Secured Parking, Visitor Parking |
| Parking Spaces | 2   |
| Parking        | Stall, Underground                            |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters                 |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| Heating           | Baseboard  |
| Cooling           | None   |
| # of Stories      | 4  |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Balcony              |
| Construction      | Concrete, Wood Frame |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 15th, 2025 |
| Days on Market | 61               |

|                        |                               |
|------------------------|-------------------------------|
| Zoning                 | R-HD                          |
| <b>Listing Details</b> |                               |
| Listing Office         | Royal LePage Mission Real Est |



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