

**1108, 625 Glenbow Drive
Cochrane, Alberta**

MLS # A2291236



\$275,000

Division:	Glenbow		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	592 sq.ft.	Age:	2013 (13 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Underground		
Lot Size:	0.01 Acre		
Lot Feat:	-		

Heating:	Radiant	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 335
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R-HD
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home		

Inclusions: N/A

INVESTOR ALERT: This inviting 1-bedroom unit, featuring a den and underground parking, currently has a long-term tenant who has been in residence for 8 years and wishes to remain. Located on the main floor, the apartment provides 591 square feet of comfortable living space, including a spacious primary bedroom, den, in-suite laundry, a four-piece bathroom, and an upgraded kitchen with granite countertops. Guests will find plenty of parking available, while the tenant enjoys secure underground parking.