

**305, 36 Glenbrook Crescent
 Cochrane, Alberta**

MLS # A2198105



\$214,000

Division:	Glenbow		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	627 sq.ft.	Age:	1980 (45 yrs old)
Beds:	1	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.03 Acre		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 332
Basement:	-	LLD:	-
Exterior:	Wood Siding	Zoning:	R-MD
Foundation:	-	Utilities:	-
Features:	No Smoking Home		

Inclusions: None

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. Don't miss out on the opportunity to live in one of Cochrane's most desirable locations!