

# \$320,000 - 1403, 625 Glenbow Drive, Cochrane

MLS® #A2207203

**\$320,000**

2 Bedroom, 2.00 Bathroom, 774 sqft

Residential on 0.02 Acres

Glenbow, Cochrane, Alberta

Welcome to this bright and spacious top-floor condo, offering 2 bedrooms, 2 bathrooms, and an open-concept layout, perfect for anyone looking to simplify without compromising on comfort. Set in a prime location close to the charm and convenience of downtown Cochrane and just a short drive to the mountains, this home blends relaxed living with easy access to both city amenities and outdoor adventures.

The primary suite features a generous layout with a private 3-piece ensuite, while the second bedroom is ideal for guests, a home office, or a roommate setup. The kitchen is both stylish and functional, with stainless steel appliances, ample cabinetry, and a cozy breakfast nook, great for casual meals or morning coffee.

Enjoy the ease of in-suite laundry and step out onto your private balcony, where you can soak in stunning mountain views, a serene spot to start or end your day.

This well-kept unit also includes one titled underground parking stall plus an assigned surface stall, offering both convenience and flexibility. Whether you're coming home from work or a weekend in the mountains, everything is set up for easy, comfortable living.

Built in 2013



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2207203          |
| Price          | \$320,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 774               |
| Acres          | 0.02              |
| Year Built     | 2013              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 1403, 625 Glenbow Drive |
| Subdivision | Glenbow                 |
| City        | Cochrane                |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T4C 1E8                 |

## Amenities

|                |                                                   |
|----------------|---------------------------------------------------|
| Amenities      | Elevator(s), Parking, Visitor Parking             |
| Parking Spaces | 2                                                 |
| Parking        | See Remarks, Stall, Titled, Underground, Assigned |
| # of Garages   | 1                                                 |

## Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Granite Counters, Open Floorplan, Track Lighting              |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Baseboard                                                                                    |
| Cooling           | None                                                                                         |
| # of Stories      | 4                                                                                            |

## Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
|-------------------|---------|

|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 11             |
| Zoning         | R-HD           |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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