\$250,000 - 301, 40 Glenbrook Crescent, Cochrane

MLS® #A2207461

\$250,000

2 Bedroom, 1.00 Bathroom, 875 sqft Residential on 0.00 Acres

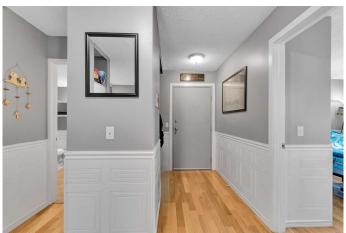
Glenbow, Cochrane, Alberta

A bright and spacious TOP-FLOOR CORNER unit in the sought-after Glenbow Manor! This home offers INCREDIBLE VALUE in a prime location. Walking distance to shopping, amenities, and the scenic Bow River, Offering 875 SQ.FT. of living space in a well maintained, quiet complex with only 6 units per floor.

Step inside to find HARDWOOD FLOORS and elegant WAINSCOTTING throughout, adding warmth and character to the space. The open living and dining area flows seamlessly to your PRIVATE BALCONY, creating the perfect space to relax or entertain. The bright kitchen is conveniently located with access from the dining room and central hallway, and includes a pantry cupboard. The bathroom is a spacious with a good size vanity and a bathtub/shower. Both bedrooms feature **CUSTOM BUILT-IN CLOSETS for optimal** storage. A dedicated IN-SUITE STORAGE ROOM provides extra convenience, and common laundry facilities are just steps away. Plus, enjoy the benefit of your own ASSIGNED PARKING STALL.

Book a showing today and find out why this could be a smart move for you.







Built in 1980

Essential Information

MLS® # A2207461 Price \$250.000 Bedrooms 2

Bathrooms 1.00

Full Baths 1

Square Footage 875

Acres 0.00

Year Built 1980

Type Residential

Sub-Type Apartment

Style Single Level Unit

Status Active

Community Information

Address 301, 40 Glenbrook Crescent

Subdivision Glenbow City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C 1T2

Amenities

Amenities Bicycle Storage, Coin Laundry, Parking, Trash, Visitor Parking

Parking Spaces 1

Parking Assigned, Stall, Parking Lot, Plug-In

Interior

Interior Features Storage, Vinyl Windows

Appliances Microwave, Range, Range Hood, Refrigerator, Window Coverings

Heating Natural Gas, Radiant

Cooling None

of Stories 3

Exterior

Exterior Features Balcony

Roof Asphalt Shingle, Membrane Construction Wood Frame, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed April 2nd, 2025

Days on Market 2

Zoning R-MD

Listing Details

Listing Office 2% Realty

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