



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**1989 Cottonwood Crescent SE
Calgary, Alberta**

MLS # A2256149



\$589,900

Division:	Southview		
Type:	Residential/House		
Style:	Bungalow		
Size:	926 sq.ft.	Age:	1961 (64 yrs old)
Beds:	4	Baths:	2
Garage:	220 Volt Wiring, Garage Door Opener, On Street, See Remarks, Single Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Rectangular Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, See Remarks, Walk-In Closet(s)		

Inclusions: n/a

Exceptional Value in Southview in this Mid-Century Bungalow with South-Facing Yard, This beautifully updated bungalow offers incredible value and a fantastic opportunity for first-time buyers, investors, or anyone looking to right-size in one of Calgary's most up-and-coming communities. Brimming with charm, this mid-century classic home truly sparkles. Step inside to a bright, open-concept kitchen featuring stunning granite countertops, a large central island, updated appliances, and a spacious dining area—perfect for entertaining or everyday family meals. The inviting front living room overlooks a quiet, picturesque crescent and sets the stage for welcoming guests. The main level offers three generously sized bedrooms and a fully renovated 4-piece bathroom. Sliding patio doors lead to a spectacular, south-facing, tiered deck, complete with a pergola and accent lighting—an ideal outdoor retreat. The large, private backyard is perfect for children or pets to play, and the oversized single garage easily accommodates a pickup truck with additional space for a workbench and Toys. There's also 220 volt in the Garage which is great for Electric Vehicle Charging. The finished lower level features a spacious family room, ideal for movie nights or relaxing with loved ones. A fourth bedroom, full bathroom, dedicated laundry area, and large storage room round out the basement level. Extensive recent upgrades include: Recently replaced, windows, high-efficiency furnace, hot water tank spray foam insulation, excellent back yard fencing, custom decking. Situated on one of the best streets in vibrant Southview, this home is within walking distance to parks, schools, and public transit, and just a 10-minute drive to downtown. Don't miss your chance to own a turnkey home in a growing neighborhood with both character and convenience.

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