



GRASSROOTS
REALTY GROUP

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**2009 Cottonwood Crescent SE
Calgary, Alberta**

MLS # A2262374



\$625,000

Division:	Southview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,065 sq.ft.	Age:	1958 (67 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air
Floors:	Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full, Separate/Exterior Entry
Exterior:	Concrete, Wood Frame
Foundation:	Poured Concrete
Features:	Open Floorplan, Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: Basement appliances - washer, dryer, stove, refrigerator, microwave hood-fan

Welcome to this beautifully updated BUNGALOW located in the community of Southview! This charming home features 3 spacious bedrooms on the main floor and a DEVELOPED LEGAL BASEMENT SUITE with 2 additional bedrooms — perfect for generating rental income or accommodating extended family. BOTH kitchens are tastefully upgraded with quartz countertops and modern finishes throughout. Enjoy the convenience of a DOUBLE DETACHED garage plus ample street parking for guests. Ideally situated with easy access to Downtown Calgary, major highways, and nearby amenities, this property offers both comfort and opportunity. Whether you're looking for an investment or a multi-generational home, the possibilities are endless! ***VIRTUAL TOUR AVAILABLE***