



GRASSROOTS
REALTY GROUP

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**1942 Cottonwood Crescent SE
Calgary, Alberta**

MLS # A2265391



\$545,999

Division:	Southview		
Type:	Residential/House		
Style:	Bungalow		
Size:	950 sq.ft.	Age:	1961 (64 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Lawn, Rectangular Lot		

Heating:	Central	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: N/A

Charming Bungalow in Prime Location! Nestled in a quiet and well-established neighborhood just minutes from International Avenue, this delightful bungalow offers the perfect blend of peace and convenience. Enjoy easy access to public transit and a wide variety of nearby dining options. The home sits on a deep lot and features a spacious single-car garage, ideal for storage or a workshop. Inside, you'll find an open basement with a large rec area and a three-piece ensuite—perfect for guests or extended family. With plenty of storage and room to grow, this property offers incredible potential for first time homebuyers and investors alike!