



**1980 Cottonwood Crescent SE  
Calgary, Alberta**

**MLS # A2284818**



**\$559,900**

<b>Division:</b>	Southview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,047 sq.ft.	<b>Age:</b>	1962 (64 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		
<b>Inclusions:</b>	N/A		

If you are looking for a rental property or a mortgage payment helper, don't miss this clean single-family home with an illegal suite. This 1,047 sq. ft. bungalow is located on a quiet street with a beautiful front yard in Southview. The main level features hardwood flooring, a sunny south-facing living room, a functional dining area. The kitchen comes with freshly painted cabinet and newer vinyl flooring. There is also a washer hookup ready for an additional washer. Three good-sized bedrooms with hardwood flooring, a renovated 4-piece bathroom (new window & titles). A separate entrance provides excellent potential for renting out the lower level. The recently renovated basement offers a functional open floor plan with plenty of natural light in the family room, two additional bedrooms with vinyl flooring, and a second kitchen equipped with a hood fan and ample cabinetry. The basement can be easily converted into a legal suite. The huge backyard is fenced and a oversize single garage (Just built by the previous owner when my clients purchased the property). Conveniently located within walking distance to shopping centres, restaurants, and public transit. Just a 10-minute commute to downtown with quick access to international AVE & 17 Avenue SE and Deerfoot Trail.