



GRASSROOTS
REALTY GROUP

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**1980 Cottonwood Crescent SE
Calgary, Alberta**

MLS # A2284818



\$559,900

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

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

Inclusions: 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 & tiles). 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.