



**2007 Cottonwood Crescent SE  
Calgary, Alberta**

**MLS # A2298812**



**\$599,000**

<b>Division:</b>	Southview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	956 sq.ft.	<b>Age:</b>	1958 (68 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Additional Parking, Alley Access, Double Garage Detached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees		

<b>Heating:</b>	High Efficiency, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Asphalt, Brick, Concrete	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bathroom Rough-in, Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance		

**Inclusions:** None

Welcome to this beautifully updated bungalow in the established community of Southview, offering exceptional value, modern upgrades, and incredible potential on a massive pie-shaped lot. Inside, the home has undergone a comprehensive refresh, featuring new flooring, fresh paint throughout, an new kitchen, stainless steel appliances and renovated bathroom. The bright and functional main level is complemented by large windows that fill the space with natural light, while maintaining a warm and inviting feel. The basement is mostly developed and presents a fantastic opportunity to customize and add value. With space already laid out, it's ready for your finishing touches, including potential kitchen, bathroom, and bedroom completion, making it ideal for extended family living or future suite potential (subject to approvals). Perfectly positioned on a quiet street, this home delivers outstanding access to downtown Calgary, major routes including Deerfoot Trail, nearby schools, parks, transit, and a wide range of shopping and amenities, making it an ideal fit for families, investors, or anyone seeking central convenience. Set on a massive, mature lot with ample outdoor space, this property also features an oversized double garage, perfect for hobbyists, trades, or additional storage. Whether you're looking for a move-in ready home with upgrades already completed, or a property with strong upside potential, this Southview bungalow delivers on both lifestyle and investment.