



**1940 Cottonwood Crescent SE  
Calgary, Alberta**

**MLS # A2150704**



**\$624,900**

<b>Division:</b>	Southview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,028 sq.ft.	<b>Age:</b>	1960 (64 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Off Street, Single Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Quartz Counters, See Remarks		

**Inclusions:** Storage Shed in the Backyard

**\*\*Open House July 20th Saturday from 2pm-4pm\*\* INVESTOR/FIRST TIME HOME BUYER ALERT!** Welcome to this beautiful FULLY RENOVATED Bungalow, in the community of SOUTHVIEW, which comes with 3 BEDROOM Basement (Illegal Suite). This Community is minutes away from Schools, Parks, Walmart, LRT Station, shopping mall. House is located on a mature tree-lined street in well-established community of Southview. Main floor features OPEN CONCEPT living room, Dining room, Kitchen with Centre Island. The primary bedroom is generously sized, perfectly combining modern and upscale design. Additionally, the property offers two more sizable bedrooms, complete with closets for ample storage space. Completing this level with 2\*4-piece bathrooms for convenience. The main floor also has a stacked laundry area, ensuring maximum functionality and efficiency. The basement offers 3-bedroom illegal suite with separate entrance. NEW MODERN HIGH GLOSS CABINETS, DOORS, COUNTERTOPS, STAINLESS STEEL APPLIANCES, VINYL PLANK & TILE FLOORING with 3 new large Windows installed in recent renovation. 3-BEDROOM illegal suite includes its own second kitchen, full 4-piece bathroom, Spacious family room and Separate laundry. GARAGE DOOR and Motor was also replaced in Recent Renovation. Do you want to know another AMAZING THING? Simply move in & start making new memories w/ your Family in this TURN-KEY Home! Book your viewing today