



GRASSROOTS
REALTY GROUP

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2021 Cottonwood Crescent SE Calgary, Alberta

MLS # A2212139



\$608,800

Division:	Southview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,051 sq.ft.	Age:	1958 (67 yrs old)
Beds:	4	Baths:	2
Garage:	Garage Faces Side, Off Street, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Fruit Trees/Shrub(s), Landscaped, Level, Reverse Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Cork, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: Storage shed in yard, Large umbrella in backyard with 2 chairs, two red chairs in front entrance, extension ladder in garage

Live in the heart of Calgary's Southview community. 2021 Cottonwood Crescent Se offers a central Calgary location with a harmonious blend of urban convenience and natural beauty. This charming residence is surrounded by mature trees, lush greenery and a quiet tranquil atmosphere yet still close to shopping, restaurants and anything you can think of on International Avenue. City transportation, schools, parks and easy access to Barlow and Deerfoot. Several park for dog owners nearby! This home has been extensively upgraded including two kitchens, counters, refinished floors, bathrooms and fixture, windows and exterior! A/C recently added! Separate living quarters with separate entrance and laundry down.