

2009 Cottonwood Crescent SE Calgary, Alberta

MLS # A2262374



\$625,000

Division:	Southview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,065 sq.ft.	Age:	1958 (67 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Quartz Counters		

Inclusions: Basement appliances - washer, dryer, stove, refrigerator, microwave hood-fan

Welcome to this beautifully updated BUNGALOW located in the community of Southview! This charming home features 3 spacious bedrooms on the main floor and a DEVELOPED LEGAL BASEMENT SUITE with 2 additional bedrooms — perfect for generating rental income or accommodating extended family. BOTH kitchens are tastefully upgraded with quartz countertops and modern finishes throughout. Enjoy the convenience of a DOUBLE DETACHED garage plus ample street parking for guests. Ideally situated with easy access to Downtown Calgary, major highways, and nearby amenities, this property offers both comfort and opportunity. Whether you're looking for an investment or a multi-generational home, the possibilities are endless! ***VIRTUAL TOUR AVAILABLE***