



# 1980 Cottonwood Crescent Calgary Alberta

\$498,000

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 & titles). 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 relatively new, oversized single garage. 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. (id:6769)

3pc Bathroom 5.33 Ft x 7.75 Ft  
Other 11.08 Ft x 7.83 Ft  
Bedroom 13.17 Ft x 8.33 Ft  
Bedroom 12.83 Ft x 10.42 Ft  
Kitchen 13.33 Ft x 4.83 Ft  
Laundry room 9.42 Ft x 4.25 Ft  
Living room 24.75 Ft x 10.42 Ft  
Furnace 3.50 Ft x 3.83 Ft

Living room 15.08 Ft x 16.08 Ft  
Kitchen 12.50 Ft x 10.00 Ft  
Dining room 10.33 Ft x 9.33 Ft  
Primary Bedroom 11.58 Ft x 10.50 Ft  
Bedroom 10.00 Ft x 8.25 Ft  
Bedroom 10.00 Ft x 9.33 Ft  
4pc Bathroom 9.83 Ft x 5.08 Ft

Listing Presented By:



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