



# 1986 Cottonwood Crescent Calgary Alberta

\$619,900

This outstanding raised bungalow is a rare find, combining extensive mechanical upgrades with professional renovation (2022). With 2 separate units and dedicated parking, oversized detached single garage and a large car port, this home is perfectly configured as a dual- illegal suite income generator located in the quiet community of Southview SE. Many amenities are within walking distance of this home, including the Southview community center, 17th Ave (shopping, restaurants, pharmacy, grocery, and much more), and Southview Park, which boasts amazing views of Downtown, the Bow River Valley corridor, and Rocky Mountains. Southview has great access to public transit, and if you are driving it is easy to hop on to Stoney Trail or Deerfoot Trail. The investment numbers total monthly: \$3,850 - Upper + Garage: \$2,225/month (Includes utilities) - Lower: \$1,625/month (Includes utilities). Lower unit: Features 3 new egress windows (one in each bedroom & Living room) Fully renovated with neutral colors, bright and open feel with pot lights throughout, luxury vinyl planking, new bathroom, kitchen, and stainless steel appliances. Boasts its own separate entrance, private laundry, and a secondary heating system (baseboard heating) for total tenant autonomy. Upper unit: Beautiful original hardwood floors preserved and complemented by neutral paint and new baseboards throughout. A complete kitchen renovation with Stainless steel appliances and an updated bathroom. Newer energy-efficient windows in bedrooms and bathroom, plus a new sliding patio door leading to the outdoor space. Major Mechanical & Infrastructure (2022-2024). Peace of mind is built in with over \$50k+ in essential "hidden" upgrades: New high-efficiency furnace and hot water tank (2022), upgraded electrical service, and electrical panel. Replaced sewer main line. Renovations performed by a professional contractor; i...

Kitchen 11.17 Ft x 8.83 Ft  
 Family room 15.58 Ft x 12.08 Ft  
 Bedroom 10.67 Ft x 9.75 Ft  
 Bedroom 10.50 Ft x 11.00 Ft  
 Living room 14.08 Ft x 13.42 Ft

Kitchen 11.00 Ft x 7.33 Ft  
 Primary Bedroom 11.00 Ft x 10.00 Ft  
 Bedroom 9.08 Ft x 8.75 Ft  
 Bedroom 8.00 Ft x 10.00 Ft  
 4pc Bathroom 9.00 Ft x 5.00 Ft

Listing Presented By:



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#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca

