



2056 Cottonwood Crescent Calgary Alberta

\$519,000

NEW PRICE!!! INSANELY HUGE LOT!!! FIRST TIME HOME BUYERS, TRADE UP, INVESTORS, RENOVATORS, DEVELOPERS!!! THIS PROPERTY IS A GREAT OPPORTUNITY SO DON'T MISS OUT!!! Welcome to this beautifully maintained bungalow situated on a spacious, tree-lined lot in one of Calgary's most established and desirable communities. Offering timeless charm, solid construction, and incredible versatility, this home presents an exceptional opportunity for families, first-time buyers, investors, or those seeking future redevelopment potential. Step inside to discover a bright and inviting main floor where original hardwood flooring and large picture windows create a warm and welcoming atmosphere. The spacious living room is highlighted by a custom built-in entertainment centre, adding both functionality and character while creating the perfect gathering space for family and friends. The adjoining kitchen is both functional and inviting, featuring an abundance of oak cabinetry, generous counter space, an updated tile backsplash, and a large window overlooking the private backyard, making meal preparation and entertaining a pleasure. The main level offers comfortable bedrooms and a bright full bathroom enhanced by a skylight that floods the space with natural light, creating an open and airy feel. The central air conditioner makes the hot summer days more tolerable. The fully developed basement has a Separate Private Entrance which adds exceptional flexibility to the home with a second kitchen, spacious recreation and dining area, additional living space, laundry facilities, and ample storage. Whether you're accommodating extended family, creating a private guest retreat, or exploring future suite potential (subject to City/Municipal approvals), the lower level offers outstanding versatility to suit your changing needs. Outside, you'll appreciate the oversized backyard surrounded by mature

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3pc Bathroom 5.00 Ft x 10.75 Ft

Other 11.50 Ft x 11.08 Ft

Kitchen 13.08 Ft x 12.25 Ft

Family room 9.75 Ft x 14.67 Ft

Storage 9.50 Ft x 5.08 Ft

Bedroom 10.33 Ft x 10.17 Ft

Bedroom 10.33 Ft x 9.42 Ft

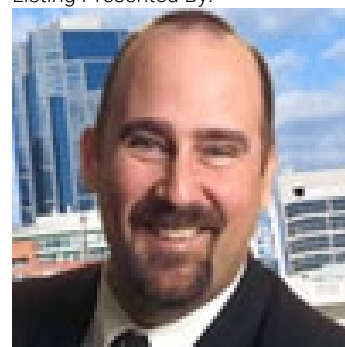
Dining room 6.92 Ft x 8.83 Ft

Kitchen 10.92 Ft x 8.75 Ft

Living room 15.75 Ft x 16.92 Ft

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Listing Presented By:



Originally Listed by:
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RE/MAX Realty Professionals

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Furnace	11.83 Ft x 8.67 Ft	Other	3.42 Ft x 5.50 Ft
Bedroom	11.50 Ft x 11.08 Ft	Primary Bedroom	9.00 Ft x 13.83 Ft
4pc Bathroom	9.08 Ft x 4.92 Ft		