



THE
A-TEAM

**RE/MAX
FIRST**

1985 COTTONWOOD Crescent, Calgary T2B 1P8

MLS®#: **A2172708**

Area: **Southview**

Listing Date: **10/11/24**

List Price: **\$615,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1961**

Lot Information

Lot Sz Ar: **5,995 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,082**
Low Sqft:
Ttl Sqft: **1,082**

DOM

71
Layout
Beds: **5 (3 2)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Few Trees,Level**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Wood Frame**
Flooring: **Vinyl**
Water Source:
Fnd/Bsmt: **Slab**

Kitchen Appl: **Electric Stove,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **Ceiling Fan(s),Separate Entrance,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Main	11`0" x 14`0"
Bedroom	Main	8`6" x 12`0"
4pc Bathroom	Main	8`6" x 5`0"
Pantry	Main	4`4" x 3`7"
Game Room	Basement	21`10" x 26`10"
Laundry	Basement	5`11" x 6`9"
Bedroom	Basement	7`9" x 10`10"

Room	Level	Dimensions
Bedroom	Main	9`8" x 9`0"
Living Room	Main	17`0" x 14`9"
Kitchen	Main	11`11" x 16`7"
Foyer	Main	3`5" x 3`6"
Kitchen	Basement	5`11" x 10`4"
Bedroom	Basement	10`10" x 9`11"
4pc Bathroom	Basement	5`11" x 6`4"

Furnace/Utility Room

Basement

4`1" x 6`1"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

4135HV

Zoning:

R-CG

Remarks

Pub Rmks:

Imagine waking up to the sun streaming through big windows, sipping your morning coffee in your beautifully upgraded kitchen, where every detail has been thoughtfully crafted for comfort and style. Nestled in the heart of Southview, this fully renovated 3-bedroom bungalow offers a perfect blend of modern design and cozy charm. As you walk through the living space, notice the fresh, modern flooring beneath your feet, guiding you into a sleek kitchen with stainless steel appliances, chic countertops, and custom cabinetry. Every room in the house feels light, airy, and welcoming. The spacious main floor is just the beginning. Head downstairs to the fully finished illegal 2 bedroom basement, where a stylish suite with its own separate entrance offers endless opportunities. Whether you're looking for an additional income stream through rental, a guest suite for visitors, or a space for older children, this basement adds tremendous value and flexibility. Located in the vibrant community of Southview, you're just minutes away from schools, parks, shopping, and easy access to major roads for effortless commuting. This home isn't just move-in ready—it's a place where you can build the future you've been dreaming of.

Inclusions:

Property Listed By:

No

Royal LePage METRO

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









