



THE
A-TEAM

**RE/MAX
FIRST**

2033 COTTONWOOD Crescent, Calgary T2B 1R2

MLS® #: **A2181944**

Area: **Southview**

Listing Date: **12/05/24**

List Price: **\$585,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1958**

Lot Information

Lot Sz Ar: **5,564 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane**
Park Feat: **Alley Access, Parking Pad**

Finished Floor Area

Abv Sqft: **1,047**
Low Sqft:
Ttl Sqft: **1,047**

DOM

48
Layout
Beds: **4 (3 1)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **BBQ gas line, Storage**

Construction: **Metal Siding , Stucco**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer**
Int Feat: **Kitchen Island, Open Floorplan, Quartz Counters, Track Lighting**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`4" x 12`6"
Dining Room	Main	8`7" x 6`4"
Bedroom	Main	9`0" x 8`10"
4pc Bathroom	Main	9`0" x 4`11"
Game Room	Basement	14`1" x 10`10"
3pc Bathroom	Basement	5`0" x 4`11"

Room	Level	Dimensions
Kitchen	Main	12`6" x 11`2"
Bedroom	Main	12`4" x 10`0"
Bedroom	Main	11`9" x 9`0"
Family Room	Basement	18`0" x 11`3"
Bedroom	Basement	13`9" x 9`5"
Laundry	Basement	8`4" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0311065

Zoning:
R-CG

Remarks

Pub Rmks: **Just move in and enjoy this beautifully updated bungalow in the heart of the sought after community of Southview. Excellently located in a quiet street in close proximity to International Avenue, Walking Trails, the Ridge overlooking the Majestic Rockies and Downtown Skyline, Dog Park, Schools, and easy access to Deerfoot Tr. and many interesting attractions in Calgary. This home offers four bedrooms, two full bathrooms and a fully finished basement. Main level showcases a bright open layout with three bedrooms. Alternatively a Den or Office for One bedroom with sliding door to a huge deck with a walkway to the rear parking area. Another entry access on the side to the fully finished basement with another spacious bedroom and a full bathroom. Hurry! Don't miss this opportunity, call your preferred Realtor to see this property.**

Inclusions:
Property Listed By: **0
RE/MAX Real Estate (Mountain View)**

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









