

\$589,900 - 1989 Cottonwood Crescent Se, Calgary

MLS® #A2256149

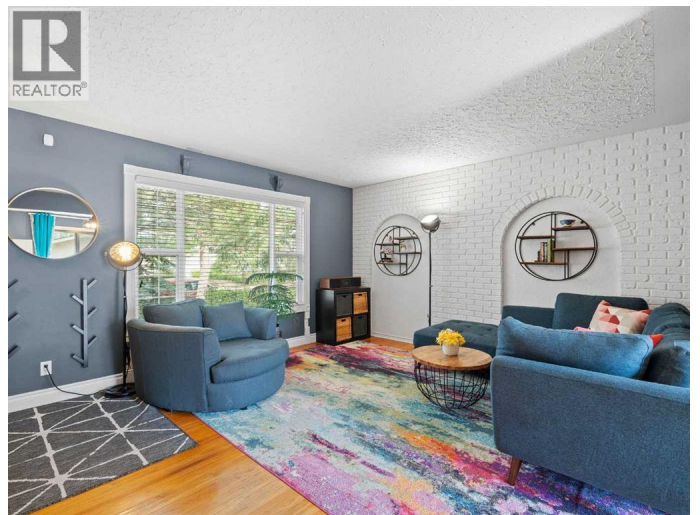
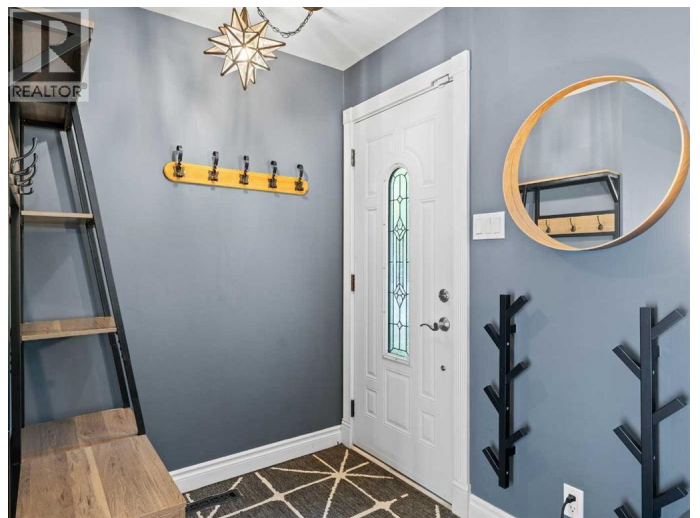
\$589,900

4 Bedroom, 2.00 Bathroom, 926 sqft

Single Family on 0.11 Acres

Southview, Calgary, Alberta

Exceptional Value in Southview in this Mid-Century Bungalow with South-Facing Yard, This beautifully updated bungalow offers incredible value and a fantastic opportunity for first-time buyers, investors, or anyone looking to right-size in one of Calgary's most up-and-coming communities. Brimming with charm, this mid-century classic home truly sparkles. Step inside to a bright, open-concept kitchen featuring stunning granite countertops, a large central island, updated appliances, and a spacious dining area—perfect for entertaining or everyday family meals. The inviting front living room overlooks a quiet, picturesque crescent and sets the stage for welcoming guests. The main level offers three generously sized bedrooms and a fully renovated 4-piece bathroom. Sliding patio doors lead to a spectacular, south-facing, tiered deck, complete with a pergola and accent lighting—an ideal outdoor retreat. The large, private backyard is perfect for children or pets to play, and the oversized single garage easily accommodates a pickup truck with additional space for a workbench and Toys. There's also 220 volt in the Garage which is great for Electric Vehicle Charging. The finished lower level features a spacious family room, ideal for movie nights or relaxing with loved ones. A fourth bedroom, full bathroom, dedicated laundry area, and large storage room round out the basement level. Extensive recent upgrades include: Recently replaced, windows, high-efficiency furnace, hot



water tank spray foam insulation, excellent back yard fencing, custom decking. Situated on one of the best streets in vibrant Southview, this home is within walking distance to parks, schools, and public transit, and just a 10-minute drive to downtown. Don't miss your chance to own a turnkey home in a growing neighborhood with both character and convenience. (id:6289)

Built in 1961

Essential Information

Listing #	A2256149
Price	\$589,900
Bedrooms	4
Bathrooms	2.00
Square Footage	926
Acres	0.11
Year Built	1961
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	1989 Cottonwood Crescent Se
Subdivision	Southview
City	Calgary
Province	Alberta
Postal Code	T2B1P8

Amenities

Amenities	Schools, Shopping
Features	See remarks, Back lane, No Smoking Home, Gas BBQ Hookup
Parking Spaces	3
Parking	Detached Garage, See Remarks, Street
# of Garages	1

Interior

Appliances	Refrigerator, Dishwasher, Stove, Window Coverings, Garage door
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	opener, Washer & Dryer
Heating	Natural gas Forced air
Cooling	None
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Brick, Stucco
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office TREC The Real Estate Company



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