

# \$615,000 - 1968 Cottonwood Crescent Se, Calgary

MLS® #A2206852

**\$615,000**

4 Bedroom, 2.00 Bathroom, 1,361 sqft  
Residential on 0.12 Acres

Southview, Calgary, Alberta

**\*\* OPEN HOUSE CANCELLED \*\*** In a market deprived of quality inventory, here is an exciting opportunity to own one of the best & nicest renovated bungalows in all of Southview.

From a great deal of meaningful updates and upgrades done through the years to the **ABUNDANT NATURAL LIGHT** via the multiple skylights throughout the home, this wide open floor-plan is the perfect balance between classic home feel and modern & present day living. The generous family room includes a wood burning fire place that is perfect for snowy Christmas mornings, and your large dining room and kitchen have ample storage, countertop space, and even an island for all your family's necessities. You can also find 3 generously sized bedrooms and a 4-piece bathroom on the main floor, all to ensure your needs are fully met without needing to use the basement. Follow the stairs down below where you can find a fully updated & developed basement with recently updated/upgraded flooring and paint throughout. The spacious family room comes with its own wet bar, cabinets, and countertops to host all the family gatherings you have been looking forward to. To complete the basement, you can find a 4th bedroom and a recently updated 3-piece bathroom for any extra family members that may need their own space or perhaps a guest staying over. As an exciting **BONUS**: Should you need to work from home occasionally, you can find also down below an



additional den/office space to keep a nice separation between work and life at home. To complete this fantastic family home, out in the back yard you can find an OVERSIZED DOUBLE GARAGE with additional parking space for an extra vehicle, RV, etc if you may need it. This is a home that must be seen in person to experience firsthand the great care and pride of ownership throughout –all we are missing is your offer. Contact your Realtor of choice and book a showing today!

Built in 1964

### Essential Information

MLS® #	A2206852
Price	\$615,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,361
Acres	0.12
Year Built	1964
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	1968 Cottonwood Crescent Se
Subdivision	Southview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 1P7

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Laminate Counters, No Smoking Home, Skylight(s), Soaking Tub, Wood Counters
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Dog Run, Rain Gutters
Lot Description	Back Lane, Rectangular Lot, Interior Lot
Roof	Asphalt Shingle
Construction	Brick, Concrete, Stucco, Wood Frame, Mixed
Foundation	Poured Concrete

## Additional Information

Date Listed	April 10th, 2025
Days on Market	14
Zoning	R-CG

## Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.