

\$450,000 - 1940 Cottonwood Crescent Se, Calgary

MLS® #A2108709

\$450,000

3 Bedroom, 1.00 Bathroom, 1,028 sqft

Residential on 0.13 Acres

Southview, Calgary, Alberta

****COME JOIN US AT OUR OPEN HOUSE
FRIDAY FEBRUARY 23 FROM 4-7PM AND
THIS SATURDAY FEBRUARY 24 FROM 1-3
PM**** Looking for a prime investment
opportunity in one of Calgary's up and coming
neighborhoods? Your search ends here!
Nestled in the heart of Southview, this
charming bungalow offers over 1000 square
feet of living space on a generous 50 x 110
foot lot, complete with an oversized single
detached garage. Quietly situated yet
conveniently close to schools and the
community association, this property boasts a
tranquil location with easy access to amenities.
Step inside to discover a spacious main floor
featuring a large living room, kitchen, a full
bathroom, and 2 bedrooms. The primary
bedroom, previously combined, offers flexibility
to be reverted into three separate bedrooms,
catering perfectly to your needs. Venturing
downstairs, a separate back entrance leads to
a sizable rec room, a bedroom with a newer
egress window, and an expansive storage
room with potential for an additional bedroom
in the future. Whether you're seeking a family
home or a savvy investment opportunity, this
property promises endless potential! Don't
miss out on the chance to make this property
your own. Schedule a viewing today and seize
the opportunity to be part of Southview's
promising future!

Built in 1960



Essential Information

MLS® #	A2108709
Price	\$450,000
Sold Price	\$501,500
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,028
Acres	0.13
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1940 Cottonwood Crescent Se
Subdivision	Southview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 1P6

Amenities

Parking Spaces	3
Parking	Single Garage Detached

Interior

Interior Features	Built-in Features
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Front Yard, Rectangular Lot

Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 22nd, 2024
Date Sold	February 26th, 2024
Days on Market	4
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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