

\$597,500 - 1979 Cottonwood Crescent Se, Calgary

MLS® #A2126347

\$597,500

5 Bedroom, 2.00 Bathroom, 1,050 sqft
Residential on 0.11 Acres

Southview, Calgary, Alberta

Welcome to your spacious and lucrative investment opportunity nestled in the heart of Calgary! This stunning bungalow boasts a total of 5 bedrooms, with 3 bedrooms conveniently located upstairs and an additional 2 bedrooms downstairs in the LEGALLY suited basement!! The potential for income generation is unparalleled, with Airbnb management companies already eyeing its potential to rake in over \$60,000 annually!! Whether you're considering the option of living upstairs and renting out the basement for passive income, or utilizing the entire property as a high-yield investment, the possibilities are endless! Step inside to discover a home that has plenty of upgrades throughout, offering modern amenities and a stylish aesthetic! Air conditioning ensures year-round comfort, while the abundance of natural light creates a bright and welcoming atmosphere in both upstairs and the basement suite! Step outside and enjoy your private yard, With easy access to major city amenities, including bike paths, central transit routes, schools, and bustling shopping districts, convenience is truly at your doorstep. Don't miss out on the opportunity to own this exceptional property with incredible income potential! Whether you're a savvy investor or a homeowner looking to maximize your earning potential, this bungalow is sure to exceed your expectations. Schedule your viewing today and make your investment dreams a reality!



Built in 1962

Essential Information

MLS® #	A2126347
Price	\$597,500
Sold Price	\$622,500
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,050
Acres	0.11
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1979 Cottonwood Crescent Se
Subdivision	Southview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 1P5

Amenities

Parking Spaces	2
Parking	Single Garage Detached

Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home, Pantry, See Remarks, Separate Entrance, Storage, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard, Forced Air
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Entrance
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 25th, 2024
Date Sold	May 7th, 2024
Days on Market	12
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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