

\$649,000 - 2045 Cottonwood Crescent Se, Calgary

MLS® #A2127567

\$649,000

6 Bedroom, 3.00 Bathroom, 1,165 sqft
Residential on 0.12 Acres

Southview, Calgary, Alberta

VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS! Welcome home! This **NEWLY RENOVATED** bungalow with an illegal basement suite (could be legalized with a few modifications.) It boasts a **SEPARATE FURNACE, LAUNDRY & ENTRANCE!** This home is located on a quiet street in Southview, with quick access to schools, transit, parks, and a range of dining and shopping options. With nearly 2,100 square feet of developed space, 6 BEDS & 3 BATHS, this property offers a flexible layout suitable for families, multi-generational living, or the potential to **EARN ADDITIONAL INCOME**. The main level features luxury vinyl plank flooring and updated lighting fixtures, creating a warm and inviting ambiance. The living and dining areas are spacious enough for gatherings or quiet relaxation. The modernized kitchen features sleek quartz countertops, an extra-long island w/ bar seating, and brand-new stainless steel appliances, including a gas range, fridge, and dishwasher. The primary bedroom boasts a 3-piece ensuite with tiled flooring, vanity w/ quartz counter, a stand-up shower, a private deck, and rough-in for a stacked washer/dryer. Two additional bedrooms share a beautifully designed 3-piece bathroom with tiled flooring and a walk-in shower. Downstairs, the lower level provides even more versatility with a fully developed basement suite (illegal) featuring 3 additional bedrooms, a full kitchen, a living room, and a laundry room. This level has been updated with new vinyl plank flooring in the



kitchen and living areas, new laminate in the bathroom, and soft carpeting in the bedrooms. A separate side door ensures privacy and convenience, while a dual furnace system guarantees efficient heating throughout the year. Outside, enjoy a well-sized garden perfect for gatherings or gardening and an oversized single detached garage with an attached full-length carport, offering plenty of parking and storage space. Additional updates include a new hot water tank, ensuring efficiency and comfort throughout the home. This pet-free property is MOVE-IN READY, providing a clean and allergen-reduced environment for you and your family. This property offers quick access to downtown via 17 Ave SE and Deerfoot Trail. Convenient transit options, including the BRT, make commuting easy. Southview provides amenities like walking paths, golf courses, sports facilities, and the Bow Water Canoe Club. North of 17 Ave, find swimming pools, an outdoor rink, the Inglewood Bird Sanctuary, and the Calgary Zoo. Local schools include Bishop Kidd, Patrick Airlie, and Holy Trinity. Don't miss out on this beautiful bungalow in Southview—it's the one for you! *New egress windows (not in photos) are installed in two of the basement bedrooms; only one of the bedroom windows does not meet current egress requirements.

Built in 1958

Essential Information

MLS® #	A2127567
Price	\$649,000
Sold Price	\$625,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,165

Acres	0.12
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2045 Cottonwood Crescent Se
Subdivision	Southview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 1R2

Amenities

Parking Spaces	2
Parking	Carport

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Gas Stove, Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Garden, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 2nd, 2024
Date Sold	June 10th, 2024

Days on Market	39
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office RE/MAX House of Real Estate

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