

# \$550,000 - 1948 Cottonwood Crescent Se, Calgary

MLS® #A2145905

**\$550,000**

5 Bedroom, 2.00 Bathroom, 1,125 sqft

Residential on 0.16 Acres

Southview, Calgary, Alberta

START THE CAR - Great value for this spacious 5 bedroom home on a MASSIVE PIE LOT. Over 2,100 sq ft of developed living space. Plenty of room for the whole family! This charming 4-level split is located on a quiet street with mature trees and friendly neighbours. Beautiful HARDWOOD FLOORS and VAULTED CEILINGS on the main floor. The kitchen features STAINLESS STEEL APPLIANCES, ample cabinet space and a large window that overlooks the lush backyard. Upstairs you will find a large primary bedroom with 2-pc ensuite, as well as two more nicely sized rooms and an updated 4-pc bathroom. The lower level hosts another two bedrooms, huge storage room and laundry room. But wait - that's not all... The finished basement offers even more space, with a rec-room, dry bar and storage galore! SEPARATE ENTRANCE to the basement. The SPRAWLING PIE LOT features garden beds, lovely perennials and a storage shed. The massive parking pad can easily fit numerous vehicles or be used for RV STORAGE. Lots of room to build a huge garage. Some upgrades include UPDATED ELECTRICAL, NEWER WASHER AND DRYER and GLOW STONE LIGHTS on the home. The neighbourhood of Southview is a very special pocket in Calgary that offers convenient access to all our city offers. 10 MINUTES INTO DOWNTOWN and close to schools, shopping, pathways and gorgeous views of the Bow River Valley and city skyline. There is a great sense of community and pride



of ownership, that is shared among neighbours. You will love living here. Book a showing before it is too late and check out the 3D VIRTUAL TOUR!

Built in 1961

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2145905      |
| Price          | \$550,000     |
| Sold Price     | \$590,000     |
| Bedrooms       | 5             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,125         |
| Acres          | 0.16          |
| Year Built     | 1961          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Sold          |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 1948 Cottonwood Crescent Se |
| Subdivision | Southview                   |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T2B 1P6                     |

### Amenities

|                |                                |
|----------------|--------------------------------|
| Parking Spaces | 6                              |
| Parking        | Parking Pad, RV Access/Parking |

### Interior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Dry Bar, No Smoking Home, Pantry, Separate Entrance, Storage, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,                             |

|              |                          |
|--------------|--------------------------|
|              | Washer, Window Coverings |
| Heating      | Forced Air               |
| Cooling      | None                     |
| Has Basement | Yes                      |
| Basement     | Finished, Full           |

## Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior Features | Garden, Storage                                                 |
| Lot Description   | Back Lane, Back Yard, Garden, Landscaped, Pie Shaped Lot, Treed |
| Roof              | Asphalt Shingle                                                 |
| Construction      | Brick, Stucco, Wood Siding                                      |
| Foundation        | Poured Concrete                                                 |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 2nd, 2024  |
| Date Sold      | July 10th, 2024 |
| Days on Market | 8               |
| Zoning         | R-C1            |
| HOA Fees       | 0.00            |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.