

\$624,900 - 1940 Cottonwood Crescent Se, Calgary

MLS® #A2150704

\$624,900

6 Bedroom, 3.00 Bathroom, 1,028 sqft
Residential on 0.13 Acres

Southview, Calgary, Alberta

****Open House July 20th Saturday from
2pm-4pm** INVESTOR/FIRST TIME HOME
BUYER ALERT!**

Welcome to this beautiful FULLY RENOVATED Bungalow, in the community of SOUTHVIEW, which comes with 3 BEDROOM Basement (Illegal Suite). This Community is minutes away from Schools, Parks, Walmart, LRT Station, shopping mall. House is located on a mature tree-lined street in well-established community of Southview. Main floor features OPEN CONCEPT living room, Dining room, Kitchen with Centre Island. The primary bedroom is generously sized, perfectly combining modern and upscale design. Additionally, the property offers two more sizable bedrooms, complete with closets for ample storage space. Completing this level with 2*4-piece bathrooms for convenience. The main floor also has a stacked laundry area, ensuring maximum functionality and efficiency. The basement offers 3-bedroom illegal suite with separate entrance. NEW MODERN HIGH GLOSS CABINETS, DOORS, COUNTERTOPS, STAINLESS STEEL APPLIANCES, VINYL PLANK & TILE FLOORING with 3 new large Windows installed in recent renovation. 3-BEDROOM illegal suite includes its own second kitchen, full 4-piece bathroom, Spacious family room and Separate laundry. GARAGE DOOR and Motor was also replaced in Recent Renovation. Do you want to know another



AMAZING THING? Simply move in & start making new memories w/ your Family in this TURN-KEY Home! Book your viewing today

Built in 1960

Essential Information

MLS® #	A2150704
Price	\$624,900
Sold Price	\$617,500
Bedrooms	6
Bathrooms	3.00
Full Baths	3
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	1
Parking	Off Street, Single Garage Detached

Interior

Interior Features	Kitchen Island, Quartz Counters, See Remarks
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Refrigerator, See Remarks, Washer
Heating	Forced Air, Natural Gas
Cooling	None

Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 19th, 2024
Date Sold	August 11th, 2024
Days on Market	23
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	PREP Realty
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