

\$559,900 - 1953 Cottonwood Crescent Se, Calgary

MLS® #A2159185

\$559,900

5 Bedroom, 2.00 Bathroom, 1,018 sqft
Residential on 0.13 Acres

Southview, Calgary, Alberta

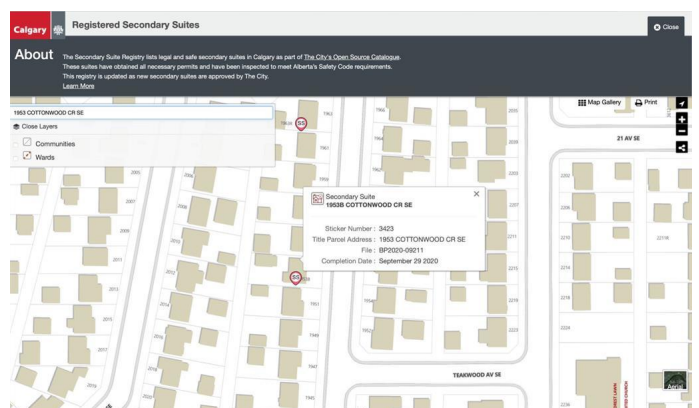
Attention Landlords, Investors, and Property Enthusiasts looking for a fantastic home with a **TWO BEDROOM LEGAL BASEMENT SUITE!**

Are you searching for a remarkable investment or a fantastic place to call home? Look no further! Nestled in one of Calgary's most coveted and peaceful SE communities—Southview—is a property you can't afford to miss. Welcome to 1953 Cottonwood Crescent, where charm meets opportunity! Here are 8 KEY REASONS why this home is a must-see:

1) Prime Location: Situated on a quiet, tree-lined street, this home offers the perfect blend of tranquility and accessibility. Just minutes from downtown, YYC airport, Deerfoot and Stoney Trails, plus the vibrant multicultural dining scene on 17th Avenue SE—this location is truly unbeatable!

2) TWO-BEDROOM LEGAL BASEMENT SUITE: With a PRIVATE ENTRANCE, full kitchen, cozy living room, full bathroom, and two spacious bedrooms, this legal suite is an incredible mortgage helper, ROI amplifier and MONEY MAKER! Talk about maximizing your return on investment!

3) Well-Designed Main Floor: The main level boasts three generously-sized bedrooms, a bright and airy living room, a recently renovated full bathroom, a beautifully updated kitchen with granite countertops, and timeless hardwood floors throughout.



4) Expansive Lot: Sitting on a massive 50' x 115' lot, this property offers endless possibilities for future development or creating your dream outdoor oasis.

5) Upgraded Features: Enjoy worry-free living with newer windows (replaced in 2021) and roof shingles that were updated just six years ago.

6) Ample Parking: Beyond the oversized single detached garage, there's designated parking space for an additional three vehicles—perfect for hosting guests or accommodating tenants.

7) Bonus Features: A large backyard with a garden shed and a mature apple tree, offering both utility and natural beauty.

8) Spacious Deck: Ideal for relaxing, entertaining, or enjoying those warm Calgary evenings.

This property is a rare gem that won't stay on the market for long. Schedule your private viewing TODAY and seize this incredible opportunity before it's gone. DON'T WAIT—this one will not last!

Built in 1962

Essential Information

MLS® #	A2159185
Price	\$559,900
Sold Price	\$581,100
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,018
Acres	0.13
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	Bungalow

Status	Sold
--------	------

Community Information

Address	1953 Cottonwood Crescent Se
Subdivision	Southview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 1P5

Amenities

Parking Spaces	4
Parking	Garage Faces Rear, Oversized, Single Garage Detached

Interior

Interior Features	Granite Counters
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	None
Lot Description	Back Lane, Landscaped
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 23rd, 2024
Date Sold	September 14th, 2024
Days on Market	22
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
----------------	--------------

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.