

# \$625,000 - 2009 Cottonwood Crescent Se, Calgary

MLS® #A2262374

## \$625,000

5 Bedroom, 3.00 Bathroom, 1,065 sqft

Residential on 0.11 Acres

Southview, Calgary, Alberta

Welcome to this beautifully updated BUNGALOW located in the community of Southview! This charming home features 3 spacious bedrooms on the main floor and a DEVELOPED LEGAL BASEMENT SUITE with 2 additional bedrooms – perfect for generating rental income or accommodating extended family. BOTH kitchens are tastefully upgraded with quartz countertops and modern finishes throughout. Enjoy the convenience of a DOUBLE DETACHED garage plus ample street parking for guests. Ideally situated with easy access to Downtown Calgary, major highways, and nearby amenities, this property offers both comfort and opportunity. Whether you’re looking for an investment or a multi-generational home, the possibilities are endless! \*\*\*VIRTUAL TOUR AVAILABLE\*\*\*

Built in 1958

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2262374  |
| Price          | \$625,000 |
| Bedrooms       | 5         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,065     |
| Acres          | 0.11      |
| Year Built     | 1958      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bungalow    |
| Status   | Active      |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 2009 Cottonwood Crescent Se |
| Subdivision | Southview                   |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T2B 1P9                     |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Open Floorplan, Quartz Counters                                             |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air                                                                  |
| Cooling           | None                                                                        |
| Fireplace         | Yes                                                                         |
| # of Fireplaces   | 1                                                                           |
| Fireplaces        | Electric                                                                    |
| Has Basement      | Yes                                                                         |
| Basement          | Finished, Full, Exterior Entry                                              |

### Exterior

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

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | October 7th, 2025 |
|-------------|-------------------|

|                |      |
|----------------|------|
| Days on Market | 17   |
| Zoning         | R-CG |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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