

# \$594,900 - 1934 Cottonwood Crescent Se, Calgary

MLS® #A2211765

**\$594,900**

5 Bedroom, 2.00 Bathroom, 1,023 sqft  
Residential on 0.13 Acres

Southview, Calgary, Alberta

Welcome to the established and family-friendly community of Southview! Nestled on a quiet street, 1934 Cottonwood Crescent SE is a charming, well-maintained bungalow that's packed with character, functionality, and space—inside and out.

Sitting on a generous 5,500 SqFt fenced lot, this 5-bedroom, 2-bathroom home offers the perfect blend of comfort and convenience. Step inside to discover a warm and inviting living area that flows seamlessly into the open kitchen and dining space—ideal for entertaining or casual family nights. The kitchen features modern appliances, a pantry, and garden doors that open to your private deck—complete with a gas BBQ line for effortless grilling nights.

The main floor boasts three bright bedrooms and a stylish 4-piece bathroom. Head downstairs, and you'll find a separate side entrance leading to a fully developed illegal-suite—perfect for extended family, guests, or extra income potential. The illegal-suite includes two large bedrooms, a cozy living and dining area, a 3-piece bathroom, and a functional kitchenette.

Step outside to your backyard retreat, complete with a dog run, fire pit, RV/trailer parking, and a massive 27' x 21' heated garage with alley access. Bonus: the back lane is paved!

Recent updates include: Vinyl plank flooring (2019) Exterior paint (2022) Garage shingles (2022) Basement paint (2020) Washer (2024).



Location doesn't get much better than this. Enjoy a short walk to the scenic Ridge overlooking downtown, with stunning mountain views. You're also close to schools, parks, shopping, public transit, and just minutes from Valley View Park, Downtown Calgary, and Stoney Trail Ring Road. Whether you're a growing family, savvy investor, or someone looking for a welcoming community close to the city this home checks all the boxes. Don't miss your chance to make it yours!

Built in 1960

**Essential Information**

MLS® #	A2211765
Price	\$594,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,023
Acres	0.13
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	1934 Cottonwood Crescent Se
Subdivision	Southview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 1P6

**Amenities**

Parking Spaces	3
Parking	Double Garage Detached, Garage Door Opener, Heated Garage, On

	Street, Oversized, Parking Pad, RV Access/Parking, Alley Access
# of Garages	2

### Interior

Interior Features	Closet Organizers, No Smoking Home, Pantry, Separate Entrance, Storage
Appliances	Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Suite

### Exterior

Exterior Features	BBQ gas line, Dog Run, Fire Pit, Garden, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Dog Run Fenced In, Front Yard, Garden, Landscaped, Lawn, Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	April 15th, 2025
Days on Market	4
Zoning	R-CG

### Listing Details

Listing Office	Real Broker
----------------	-------------

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.