

# \$625,000 - 1977 Cottonwood Crescent Se, Calgary

MLS® #A2246991

**\$625,000**

4 Bedroom, 2.00 Bathroom, 1,257 sqft

Residential on 0.13 Acres

Southview, Calgary, Alberta

Beautifully updated home with LEGAL SUITE on a corner lot. Both upper and lower living areas have their own dedicated high efficiency furnace, laundry, full kitchen, full bathroom, and water softener. Each living area has been tastefully designed with newer appliances. Registered with the City of Calgary, the legal lower suite also boasts large newer windows, huge bedroom with attached office area, in-suite storage, separate entrance, private off-street parking and separate mailing address. In the upstairs living area, you will find 3 bedrooms, a bright, spacious sunroom, hardwood floors, renovated full bathroom, and a gas fireplace in the large living room. Many upgraded windows, a large kitchen, island eating area, and lots of closet space complete the upstairs. Between the living areas sound bar and in-floor insulation has been incorporated to increase privacy. Outside you will find a two-car garage, ample off-street parking, professionally built perimeter fence, fruit trees, garden, mature landscaping, and a patio and deck area. NEW SHINGLES installed in 2024(house) and 2015(garage).. Located minutes from downtown, Max Purple bus, Deerfoot Trail and Stoney Trail. Abundant parks and bike trails in the area. The AVERAGE utilities for Electric, Gas, Waste & Water from July 2024 thru June 2025 is \$358.85 monthly.

Built in 1962



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2246991    |
| Price          | \$625,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,257       |
| Acres          | 0.13        |
| Year Built     | 1962        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 1977 Cottonwood Crescent Se |
| Subdivision | Southview                   |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T2B 1P5                     |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home                                                                                                                            |
| Appliances        | Dishwasher, Electric Stove, Gas Stove, Microwave Hood Fan, Refrigerator, See Remarks, Washer/Dryer, Washer/Dryer Stacked, Window Coverings |
| Heating           | High Efficiency, Forced Air                                                                                                                |
| Cooling           | None                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                        |
| # of Fireplaces   | 1                                                                                                                                          |
| Fireplaces        | Gas                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                        |
| Basement          | Full, Suite                                                                                                                                |

**Exterior**

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Garden                |
| Lot Description   | Back Lane, Corner Lot |
| Roof              | Asphalt Shingle       |
| Construction      | Wood Frame            |
| Foundation        | Poured Concrete       |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 26               |
| Zoning         | R-CG             |

**Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | Colpitts Realty Ltd. |
|----------------|----------------------|

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