

# \$559,900 - 1960 Cottonwood Crescent Se, Calgary

MLS® #A2196434

**\$559,900**

3 Bedroom, 2.00 Bathroom, 1,132 sqft  
Residential on 0.14 Acres

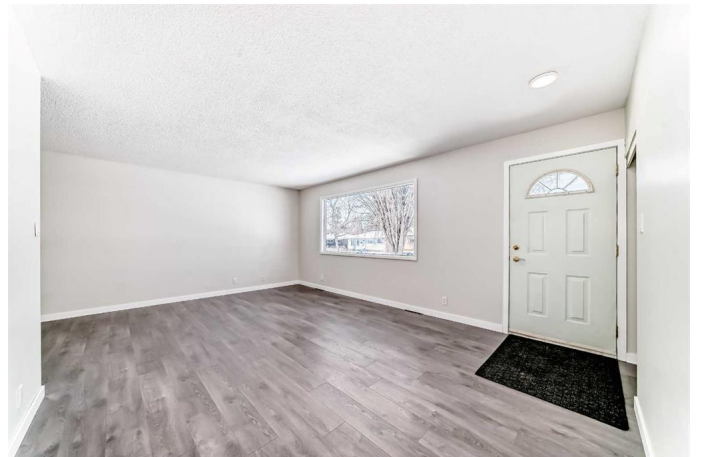
Southview, Calgary, Alberta

Welcome to this beautifully updated 3-bedroom, 2-bathroom home, nestled on a 55' x 108' R-CG zoned lot in a prime location. With 1,132 ft<sup>2</sup> of living space, this home blends classic character with modern updates, including renovated bathrooms, a stylish kitchen with granite countertops, stainless steel appliances, updated windows, and sleek laminate flooring. Natural light floods the west-facing living room, creating a warm and inviting space to relax. The unfinished basement is partially framed—ready for your vision to create extra living space, a home gym, or a cozy entertainment area. Outside, the fenced yard with mature trees offers a private retreat, while the 21' x 23' double detached garage provides ample parking and storage. Located on a great street, close to downtown, this home is surrounded by amenities, parks, and schools. Plus, with R-CG zoning, there's fantastic potential for future development or investment. Don't miss out on this incredible opportunity!

Built in 1963

## Essential Information

MLS® #	A2196434
Price	\$559,900
Bedrooms	3
Bathrooms	2.00



Full Baths	1
Half Baths	1
Square Footage	1,132
Acres	0.14
Year Built	1963
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	1960 Cottonwood Crescent Se
Subdivision	Southview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 1P7

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Granite Counters, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Freezer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Lighting, Fire Pit
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt
Construction	Brick, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed March 4th, 2025

Days on Market 9

Zoning R-CG

### **Listing Details**

Listing Office Century 21 Bamber Realty LTD.

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