

# \$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

OPEN HOUSE - May 10 from 10-12pm.

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 citythis 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	Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage, On Street, Oversized, Parking Pad, RV Access/Parking
---------	---

# 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	25
----------------	----

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.