

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

MLS® #A2262374

**\$625,000**

5 Bedroom, 3.00 Bathroom, 1,065 sqft

Residential on 0.11 Acres

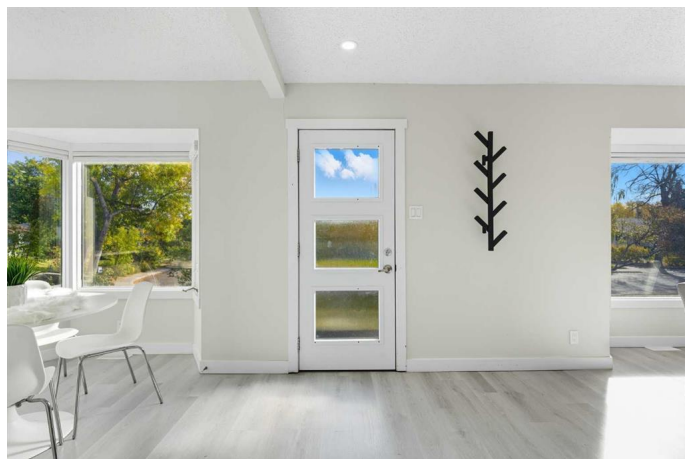
Southview, Calgary, Alberta

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
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Zoning R-CG

Listing Details

Listing Office Royal LePage Benchmark

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