

# \$699,000 - 2018 Cottonwood Crescent Se, Calgary

MLS® #A2195415

**\$699,000**

4 Bedroom, 2.00 Bathroom, 1,126 sqft  
Residential on 0.16 Acres

Southview, Calgary, Alberta

- \* STOP SCROLLING â€™ THIS is the one youâ€™ve been waiting for! Looking for a home that has it all?
  - \* 3 main floor bedrooms + 2 more downstairs â€™ space for everyone (and their hobbies).
  - \* Massive office & Rec Room â€™ WFH or play all day.
  - \* Gorgeous west-facing sunroom â€™ soak up ALL the natural light and views of your cherry & apple trees.
  - \* Walkout basement with 3 entrances â€™ suite it ("subject to approval and permitting by the city/municipality"), rent it, or host guests in style.
  - \* Private pie lot, fully fenced, with stunning landscaping â€™ your own backyard paradise.
  - \* Detached 2-car garage â€™ cars, toys, tools... bring them all.
  - \* Updates? High-efficiency furnace, new water heater, water softener â€™ DONE!
- This peaceful crescent location in Southview gives you quiet vibes, but youâ€™re still close to everything. Whether youâ€™re growing your family, blending generations, or just want a home that works as hard as you do, this is your chance to have it all â€™ and look good doing it. ??

Built in 1958

## Essential Information

MLS® #	A2195415
Price	\$699,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,126
Acres	0.16
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	2018 Cottonwood Crescent Se
Subdivision	Southview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 1R1

### **Amenities**

Parking Spaces	5
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, RV Access/Parking
# of Garages	2

### **Interior**

Interior Features	Bidet, No Smoking Home, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Masonry, Raised Hearth, Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Garden, Private Yard
-------------------	----------------------

Lot Description	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Pie Shaped Lot, Private, Street Lighting
Roof	Clay Tile
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 18th, 2025
Days on Market	51
Zoning	R-CG

### **Listing Details**

Listing Office	Coldwell Banker Mountain Central
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.