

# \$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	25
Zoning	R-CG

## Listing Details

Listing Office	Colpitts Realty Ltd.
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