

# \$589,900 - 1989 Cottonwood Crescent Se, Calgary

MLS® #A2256149

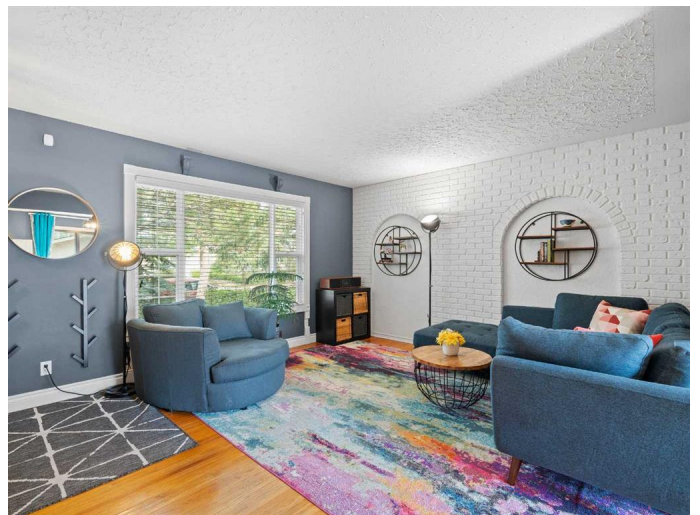
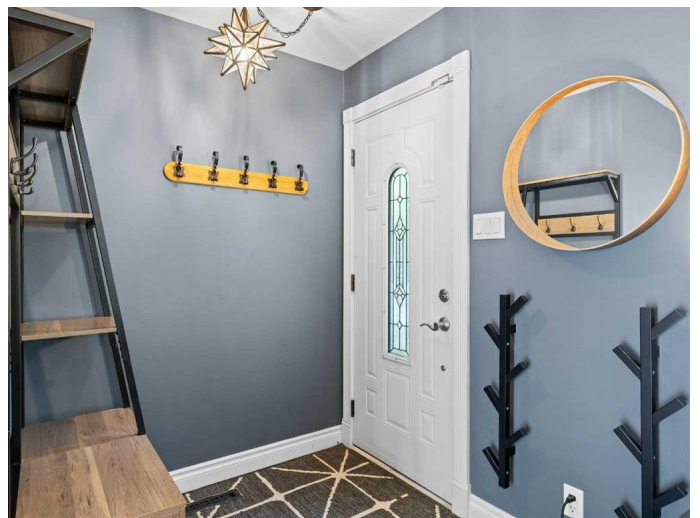
**\$589,900**

4 Bedroom, 2.00 Bathroom, 926 sqft

Residential on 0.11 Acres

Southview, Calgary, Alberta

Exceptional Value in Southview in this Mid-Century Bungalow with South-Facing Yard, This beautifully updated bungalow offers incredible value and a fantastic opportunity for first-time buyers, investors, or anyone looking to right-size in one of Calgary's most up-and-coming communities. Brimming with charm, this mid-century classic home truly sparkles. Step inside to a bright, open-concept kitchen featuring stunning granite countertops, a large central island, updated appliances, and a spacious dining area—perfect for entertaining or everyday family meals. The inviting front living room overlooks a quiet, picturesque crescent and sets the stage for welcoming guests. The main level offers three generously sized bedrooms and a fully renovated 4-piece bathroom. Sliding patio doors lead to a spectacular, south-facing, tiered deck, complete with a pergola and accent lighting—an ideal outdoor retreat. The large, private backyard is perfect for children or pets to play, and the oversized single garage easily accommodates a pickup truck with additional space for a workbench and Toys. There's also 220 volt in the Garage which is great for Electric Vehicle Charging. The finished lower level features a spacious family room, ideal for movie nights or relaxing with loved ones. A fourth bedroom, full bathroom, dedicated laundry area, and large storage room round out the basement level. Extensive recent upgrades include: Recently replaced, windows, high-efficiency furnace, hot



water tank spray foam insulation, excellent back yard fencing, custom decking. Situated on one of the best streets in vibrant Southview, this home is within walking distance to parks, schools, and public transit, and just a 10-minute drive to downtown. Don't miss your chance to own a turnkey home in a growing neighborhood with both character and convenience.

Built in 1961

### Essential Information

MLS® #	A2256149
Price	\$589,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	926
Acres	0.11
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	1989 Cottonwood Crescent Se
Subdivision	Southview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B1P8

### Amenities

Parking Spaces	3
Parking	Garage Door Opener, Single Garage Detached, 220 Volt Wiring, On Street, See Remarks
# of Garages	1

## Interior

Interior Features	No Smoking Home, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 10th, 2025
Days on Market	42
Zoning	R-CG

## Listing Details

Listing Office	TREC The Real Estate Company
----------------	------------------------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.