

\$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
-------------	-------------------

Days on Market	8
Zoning	R-CG

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

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.