

# \$588,000 - 2021 Cottonwood Crescent Se, Calgary

MLS® #A2212139

**\$588,000**

4 Bedroom, 2.00 Bathroom, 1,051 sqft

Residential on 0.14 Acres

Southview, Calgary, Alberta

OPEN HOUSE SUNDAY MAY 4, 2025 from 1-3 pm. Live in the heart of Calgary's Southview community. 2021 Cottonwood Crescent Se offers a central Calgary location with a harmonious blend of urban convenience and natural beauty. This charming residence is surrounded by mature trees, lush greenery and a quiet tranquil atmosphere yet still close to shopping ,restaurants and anything you can think near International Avenue. City transportation, schools, parks and easy access to Barlow and Deerfoot. Several park for dog owners nearby! This home has been extensively upgraded including two kitchens, counters, refinished floors, bathrooms and fixture, windows and exterior! A/C recently added! Separate living quarters with separate entrance and laundry down.

Built in 1958

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2212139    |
| Price          | \$588,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,051       |
| Acres          | 0.14        |
| Year Built     | 1958        |
| Type           | Residential |



|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | Bungalow |
| Status   | Active   |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 2021 Cottonwood Crescent Se |
| Subdivision | Southview                   |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T2B 1P9                     |

### Amenities

|                |                                                       |
|----------------|-------------------------------------------------------|
| Parking Spaces | 4                                                     |
| Parking        | Off Street, Single Garage Detached, Garage Faces Side |
| # of Garages   | 1                                                     |

### Interior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home                                                                                                                 |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, European Washer/Dryer Combination |
| Heating           | Forced Air, Natural Gas                                                                                                         |
| Cooling           | Central Air                                                                                                                     |
| Has Basement      | Yes                                                                                                                             |
| Basement          | Finished, Full, Suite                                                                                                           |

### Exterior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                                          |
| Lot Description   | Back Lane, Landscaped, Level, See Remarks, Fruit Trees/Shrub(s), Reverse Pie Shaped Lot |
| Roof              | Asphalt Shingle                                                                         |
| Construction      | Stucco, Wood Frame, Wood Siding                                                         |
| Foundation        | Poured Concrete                                                                         |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 21st, 2025 |
| Days on Market | 12               |
| Zoning         | R-CG             |

**Listing Details**

Listing Office                      Greater Calgary Real Estate



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.