

# \$545,999 - 1942 Cottonwood Crescent Se, Calgary

MLS® #A2265391

## \$545,999

3 Bedroom, 2.00 Bathroom, 950 sqft  
Residential on 0.13 Acres

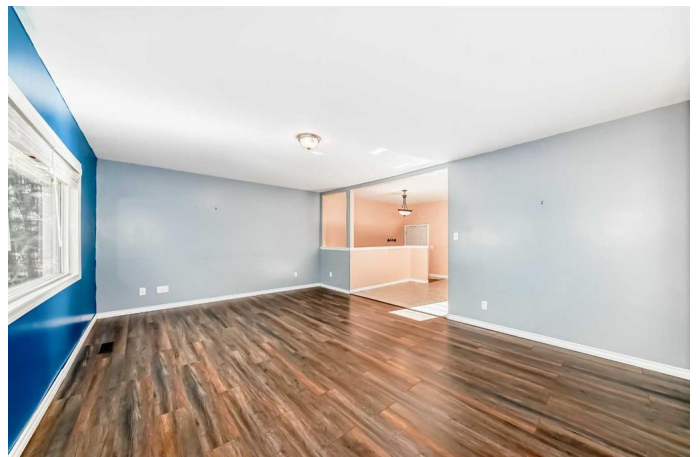
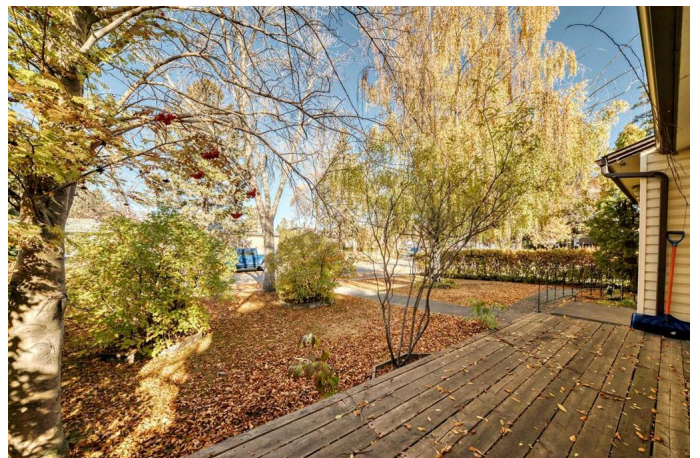
Southview, Calgary, Alberta

Charming Bungalow in Prime Location!  
Nestled in a quiet and well-established neighborhood just minutes from International Avenue, this delightful bungalow offers the perfect blend of peace and convenience. Enjoy easy access to public transit and a wide variety of nearby dining options. The home sits on a deep lot and features a spacious single-car garage, ideal for storage or a workshop. Inside, you'll find an open basement with a large rec area and a three-piece ensuite—perfect for guests or extended family. With plenty of storage and room to grow, this property offers incredible potential for first time homebuyers and investors alike!

Built in 1961

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2265391    |
| Price          | \$545,999   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 950         |
| Acres          | 0.13        |
| Year Built     | 1961        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 1942 Cottonwood Crescent Se |
| Subdivision | Southview                   |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T2B1P5                      |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

## Interior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | Storage                                                           |
| Appliances        | Dishwasher, Microwave, Oven, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Central                                                           |
| Cooling           | Central Air                                                       |
| Has Basement      | Yes                                                               |
| Basement          | Partial, Partially Finished                                       |

## Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Fire Pit, Private Yard           |
| Lot Description   | Back Lane, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                  |
| Construction      | Stucco, Wood Frame               |
| Foundation        | Poured Concrete                  |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 21st, 2025 |
| Days on Market | 7                  |
| Zoning         | R-CG               |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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