2018 Cottonwood Crescent SE

Calgary | Active | MLS® A2353509

$545,000









Bedrooms	Bathrooms	Year Built	Living area
5	**2**	**1958**	**1,190.12 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX First

A closer look

Price improvement for quick sale!!! Concrete Tile Roof | Gorgeous Sunroom | WALKOUT Basement | RV Parking | Fabulous Lot| Welcome to 2018 Cottonwood Crescent SE, a charming bungalow with a fully developed walkout basement, ideally situated on a pie-shaped lot in the established community of Southview. This well-maintained home offers a beautifully manicured yard and a functional layout. The main floor features a warm and inviting living room with hardwood flooring and a wood-burning fireplace complete with a stone front and honed wood mantle. The kitchen is thoughtfully appointed with a built-in microwave, stone backsplash, and opens into a bright solarium with shades, leading out to the deck. Three spacious bedrooms with hardwood floors and a four-piece bathroom complete the main level. Downstairs, the fully finished walkout basement expands your living space with a versatile layout that includes an office, recreation room, and two bedrooms, and a three-piece bathroom with a walk-in shower and bidet. A dedicated laundry area adds to the home's practicality. The backyard is a private retreat featuring a gazebo, garden with fruit trees, retaining walls, and plenty of space for outdoor enjoyment. A double detached garage with back alley access, along with RV or additional parking, offers excellent convenience. Located in Southview, this home is within walking distance to Almadina Language Charter Academy, Ian Bazalgette School, Southview Park, and the Southview off-leash area. Enjoy easy access to International Avenue (17th Ave SE) and Deerfoot Trail, making commuting and daily errands a breeze.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2353509
Bedrooms	5
Bathrooms	2
Year Built	1958
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow

Total Living Area:	1,190.12 sq. ft.
Main Level Finished Area:	1,190.12 sq. ft.
Below Grade Finished Area:	1,127.35 sq. ft.
Acreage:	No
Lot Area:	7,061 sq. ft.
Lot Frontage:	24'10"
Front Exposure:	West
Levels:	One
Total Rooms Above Grade:	6
Year built:	1958 (Age: 68)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	2
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	2487HJ
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	House
Roof:	Clay Tile
Ensuite:	No
Flooring:	Hardwood, Laminate, Linoleum, Tile

Cooling:	None
Fireplaces:	1
Fireplace Details:	Living Room, Masonry, Raised Hearth, Wood Burning
Garage:	Yes
Garage Spaces:	2
Parking:	Alley Access, Double Garage Detached, Garage Faces Rear
Parking Places:	5
Parking Total/Covered:	5 / -
Laundry Features:	In Basement
City Quadrant:	Southeast
Community:	Southview (Calgary)
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Water Softener, Window Coverings
Inclusions:	None
Restrictions:	None Known
Main Floor	Bedroom · 12' × 10'7" ·
Main Floor	Bedroom · 11'5" × 7'11" ·
Main Floor	Kitchen · 15'8" × 8'7" ·
Main Floor	Living Room · 15'8" × 14'11" ·
Main Floor	Bedroom - Primary · 11'6" × 11'5" ·
Main Floor	Sunroom/Solarium · 15'7" × 12'10" ·
Basement	Bedroom · 9'11" × 9'10" ·
Basement	Bedroom · 17'5" × 10'6" ·
Basement	Office · 18'5" × 12'5" ·
Basement	Game Room · 16'5" × 13'10" ·
Basement	Furnace/Utility Room · 8'8" × 6'1" ·

Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Bidet, Separate Entrance
Exterior Features:	Garden, Private Yard
Patio And Porch Features:	Rear Porch
Lot Features:	Back Lane, Back Yard, Front Yard, Landscaped, Pie Shaped Lot, Private, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone E
Zoning:	R-C1
Listed Date:	Oct 20, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2018-cottonwood-crescent-se-calgary-a2353509/

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Data was last updated November 23, 2026 at 10:05 AM (UTC)

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