

\$620,000 - 2030 Birch Crescent Se, Calgary

MLS® #A2259385

\$620,000

4 Bedroom, 2.00 Bathroom, 1,091 sqft
Residential on 0.13 Acres

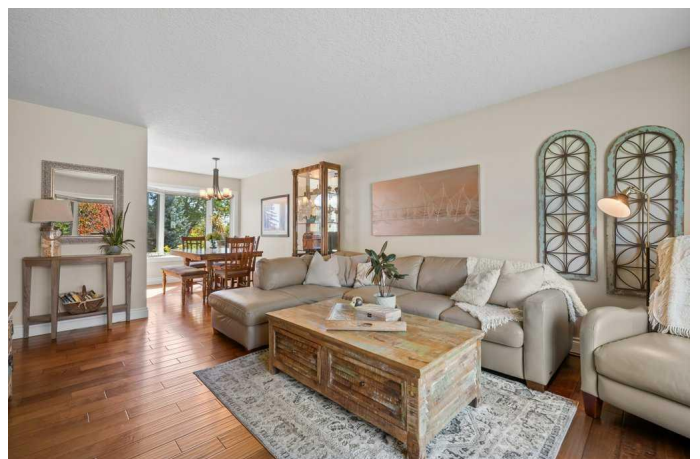
Southview, Calgary, Alberta

This beautifully updated home combines classic charm with modern upgrades, offering a perfect blend of comfort and style. Featuring a spacious south-facing backyard and an engaging front composite deck, the exterior showcases refinished original wood siding enhanced with elegant stone accents, complemented by durable asphalt shingles installed in 2018 with a 50-year warranty and full gutter guards on all eaves.

Inside, the main floor boasts rich hardwood flooring beneath 8-foot knockdown ceilings, with all windows and doors replaced (except in the kitchen) – each window is energy-efficient triple-pane for optimal insulation. The main front living room flows seamlessly into a bright dining area framed by a bay window overlooking the lush backyard. The kitchen is a chef’s delight with a vaulted ceiling, tiled backsplash, custom hood fan, center island with prep sink, built-in oven, gas cooktop, dishwasher, and tiled flooring.

The home offers three bedrooms, including a front bedroom with sliding closet doors, a rear second bedroom, and a spacious primary bedroom with a full-width closet and ceiling fan. The 4-piece bathroom features full tile surround, a jetted tub set into an archway, tiled floors, crown molding, granite side counter with storage cabinets, and decorative corbels.

The fully fenced 50x120-foot yard includes a



24x24 heated garage, private lower concrete patio, side privacy pergola with outdoor TV, custom storage shed, garden boxes, and a double parking pad, all wrapped in mature landscaping and lush green grass.

The fully developed lower level is thoughtfully reconditioned with dry core flooring throughout, including carpet and tiled areas. It features a large recreation room with knockdown ceilings and built-in entertainment area, a tiled 3-piece walk-in shower with speaker and mood lighting, a laundry room with extra storage, and a finished storage room with closet. Additional amenities include a 2018 high-efficiency furnace, 2019 hot water tank, central vacuum built in, central air, water softener, built-in vacuum, sump pump, humidifier, wet bar with quartz counters, legacy cabinets with soft-close drawers, bar fridge, panel and sub-panel, and niche lighting in the TV area.

This home offers exceptional craftsmanship and modern conveniences, ready to welcome you with comfort and style all within a mature neighborhood with convenience around every corner!.

Built in 1958

Essential Information

MLS® #	A2259385
Price	\$620,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,091
Acres	0.13
Year Built	1958
Type	Residential

Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	2030 Birch Crescent Se
Subdivision	Southview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 1P4

Amenities

Parking Spaces	4
Parking	Additional Parking, Alley Access, Double Garage Detached, Heated Garage, Insulated, On Street, Oversized, Parking Pad, Workshop in Garage
# of Garages	2

Interior

Interior Features	Built-in Features, Central Vacuum, Jetted Tub, Kitchen Island, No Smoking Home, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Oven, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard, Rain Gutters, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Private, Rectangular Lot, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Stone, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 25th, 2025
-------------	----------------------

Days on Market	7
Zoning	R-CG

Listing Details

Listing Office	RE/MAX First
----------------	--------------

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.