

# \$599,900 - 1902 Ash Crescent Se, Calgary

MLS® #A2210728

**\$599,900**

4 Bedroom, 2.00 Bathroom, 1,051 sqft

Residential on 0.15 Acres

Southview, Calgary, Alberta

An incredible opportunity awaits with this versatile property, situated on an M-CG zoned lot—ideal for future redevelopment into townhomes or a fourplex (per City of Calgary zoning guidelines). Currently tenant-occupied, this home offers the flexibility to hold as a revenue property or move in and renovate over time to build equity. The home features solid bones and is located in a highly accessible area with excellent proximity to shopping, major thoroughfares, Bus Rapid Transit, and downtown Calgary. A double detached garage adds further value and rental potential. Whether you're an investor, developer, or savvy homebuyer, this is a rare chance to capitalize on a growing area!

Built in 1957

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2210728    |
| Price          | \$599,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,051       |
| Acres          | 0.15        |
| Year Built     | 1957        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |



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

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1902 Ash Crescent Se |
| Subdivision | Southview            |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2B1N8               |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                            |
|-------------------|--------------------------------------------|
| Interior Features | See Remarks                                |
| Appliances        | Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                    |
| Cooling           | None                                       |
| Has Basement      | Yes                                        |
| Basement          | Full, Suite                                |

## Exterior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior Features | None                                                                     |
| Lot Description   | Back Lane, Back Yard, City Lot, Corner Lot, Rectangular Lot, See Remarks |
| Roof              | Asphalt Shingle                                                          |
| Construction      | Stucco, Wood Frame                                                       |
| Foundation        | Poured Concrete                                                          |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 71               |
| Zoning         | M-CG             |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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