

# \$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
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## 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	Refrigerator, Electric Stove, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Suite

## Exterior

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

## Additional Information

Date Listed	April 10th, 2025
Days on Market	145
Zoning	M-CG

## Listing Details

Listing Office	TREC The Real Estate Company
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