

\$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, Rectangular Lot, Corner Lot, See Remarks |
| Roof | Asphalt Shingle |
| Construction | Wood Frame, Stucco |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 10th, 2025 |
| Days on Market | 113 |
| Zoning | M-CG |

Listing Details

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

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