

# \$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 8  
Zoning M-CG

### Listing Details

Listing Office TREC The Real Estate Company

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