

\$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	117
Zoning	M-CG

Listing Details

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

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.