



## 1902 Ash Crescent Calgary Alberta

\$599,900

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! (id:6769)

4pc Bathroom 10.50 Ft x 5.92 Ft

Bedroom 10.33 Ft x 11.50 Ft

Laundry room 8.83 Ft x 8.33 Ft

Recreational, Games room 10.75 Ft x 18.33 Ft

Storage 14.25 Ft x 7.33 Ft

4pc Bathroom 10.17 Ft x 6.33 Ft

Bedroom 12.25 Ft x 9.08 Ft

Bedroom 10.00 Ft x 8.17 Ft

Primary Bedroom 12.25 Ft x 10.75 Ft

Dining room 10.33 Ft x 7.58 Ft

Kitchen 10.17 Ft x 12.50 Ft

Living room 12.58 Ft x 14.92 Ft

Listing Presented By:



Originally Listed by:  
TREC The Real Estate Company

<http://www.platinumrealtyandmortgage.ca/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)