



THE
A-TEAM

**RE/MAX
FIRST**

1913 ASH Crescent, Calgary T2B 1N7

MLS® #: **A2182022**

Area: **Southview**

Listing Date: **12/03/24**

List Price: **\$509,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1958**

Lot Information

Lot Sz Ar: **7,147 sqft**
Lot Shape:

Access:

Lot Feat: **Interior Lot, Rectangular Lot**
Park Feat: **Parking Pad**

Finished Floor Area

Abv Sqft: **904**
Low Sqft:
Ttl Sqft: **904**

DOM

18
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Bungalow**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Other**

Construction: **Wood Frame**
Flooring: **Other**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Other**
Int Feat: **Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	9`1" x 12`7"
Kitchen	Main	11`0" x 12`8"
Bedroom - Primary	Main	11`2" x 12`5"

Room	Level	Dimensions
Family Room	Main	11`0" x 12`5"
4pc Bathroom	Main	6`2" x 8`1"
Bedroom	Main	7`7" x 9`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

4346GL

Zoning:
M-CG

Remarks

Pub Rmks: **PLANS FOR 7PLEX ATTACHED (SUBMITTED TO CITY FOR REVIEW) - ONE OF THE BEST PRICED LOTS IN THE CITY - HUGE LOT IN SOUTHVIEW - 69 FT X 104 FT - ZONED M-CG **7147 SQ FT IN SIZE** ONE BLOCK AWAY FROM INTERNATIONAL AVE (17 AVE SE) - IDEAL FOR REDEVELOPMENT - You can DEVELOP RIGHT AWAY or even BUY & HOLD - 10 MINUTES TO DOWNTOWN CALGARY / 20 MINUTES TO CALGARY INTERNATIONAL AIRPORT - There is a 900 sq ft bungalow on the property that is currently rented out.**

Inclusions: **N/A**
Property Listed By: **Real Broker**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



