

780-978-0157  
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1913 Ash Crescent SE  
Calgary, Alberta

MLS # A2192199

**\$469,900**



<b>Division:</b>	Southview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	905 sq.ft.	<b>Age:</b>	1958 (67 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Interior Lot, Rectangular Lot		

**Heating:** Forced Air, Natural Gas

**Floors:** Other

**Roof:** Asphalt Shingle

**Basement:** Separate/Exterior Entry, Full

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** Open Floorplan

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** M-CG

**Utilities:** -

**Inclusions:** N/A

PLANS FOR 7PLEX ATTACHED - 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.