



**GRASSROOTS**  
REALTY GROUP

**587-777-7276**  
yuri@grassrootsrealtygroup.ca

**630 27 Avenue NE**  
**Calgary, Alberta**

**MLS # A2230753**



**\$875,000**

<b>Division:</b>	Winston Heights/Mountview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,168 sq.ft.	<b>Age:</b>	1946 (79 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Driveway, Garage Faces Front, Parking Pad, Single Garage Detached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Garden, Lawn, Rectangular Lot		
<b>Heating:</b>	Forced Air, Natural Gas		
<b>Floors:</b>	Carpet, Linoleum		
<b>Roof:</b>	Asphalt Shingle		
<b>Basement:</b>	Full, Partially Finished		
<b>Exterior:</b>	Wood Frame		
<b>Foundation:</b>	Poured Concrete		
<b>Features:</b>	Built-in Features		
<b>Water:</b>	-		
<b>Sewer:</b>	-		
<b>Condo Fee:</b>	-		
<b>LLD:</b>	-		
<b>Zoning:</b>	R-CG		
<b>Utilities:</b>	-		

**Inclusions:** N/A

Opportunity awaits on this massive 75x100 ft lot in the desirable inner-city community of Winston Heights. With R-CG zoning already in place—ideal for developers or investors looking to build new infills or a multi-unit project (subject to city approval). Located just minutes from downtown, the airport, golf courses, and major routes like 16th Ave and Deerfoot Trail, this location offers both convenience and excellent connectivity. Whether you're looking to redevelop or hold for future potential, this is a prime piece of land in a well-established neighbourhood.