



GRASSROOTS
REALTY GROUP

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630 27 Avenue NE
Calgary, Alberta

MLS # A2230753



\$875,000

Division:	Winston Heights/Mountview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,168 sq.ft.	Age:	1946 (79 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Driveway, Garage Faces Front, Parking Pad, Single Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Garden, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features		

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.