



**GRASSROOTS**  
REALTY GROUP

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630 27 Avenue NE  
Calgary, Alberta

MLS # A2239760



**\$775,000**

Division:	Winston Heights/Mountview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,179 sq.ft.	Age:	1946 (79 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Driveway, Parking Pad, Single Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Garden, Lawn, Rectangular Lot		

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

Inclusions: N/A

Located on a quiet, tree-lined street in this well-established inner-city neighbourhood, this 75x100 ft R-CG zoned lot offers a rare opportunity for developers, investors, or anyone looking to build. With plenty of space for a new infill or a multi-unit development (subject to City of Calgary approval), the possibilities here are exciting. Enjoy quick access to downtown, Deerfoot Trail, 16th Ave, the airport, and nearby golf courses and pathways - making this a truly central and connected location. Whether you're ready to redevelop now or hold as a future investment, this is a standout piece of land that offers options and potential.