



**GRASSROOTS**  
REALTY GROUP

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**30 Elmont Close SW**  
**Calgary, Alberta**

**MLS # A2241354**

Model A  
3-Bedroom  
2-Bath  
2-Car Garage



Model A  
Ground Floor Plan



**\$599,000**

**Division:** Springbank Hill

**Lot Size:** 0.01 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** R-G

**Water:** -

**Sewer:** -

**Utilities:** -

Don't miss your chance to bring your own builder and complete your dream home on the prestigious Upper West Side in Elmont. Perfectly positioned in the heart of Springbank Hill, this prime lot offers unbeatable walkability to Westside Rec Centre, the LRT, and an extensive network of scenic pathways—connecting you to nature right outside your door. Enjoy the convenience of being just 20 minutes to downtown, with the recently completed Ring Road providing quick access to every corner of the city. This location truly offers the best of both worlds: tranquility and connectivity. Opportunities like this don't come around often—act fast!