



**GRASSROOTS**  
REALTY GROUP

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**618 30 Avenue NE**  
**Calgary, Alberta**

**MLS # A2183741**



**\$579,900**

**Division:** Winston Heights/Mountview

**Lot Size:** 0.16 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** RC-2

**Water:** -

**Sewer:** -

**Utilities:** -

Welcome to a prime opportunity in the highly sought-after community of Winston Heights! This expansive 33 ft x 212 ft lot offers a rare chance to build your dream home or investment project in one of Calgary's most desirable inner-city neighborhoods. Nestled in a quiet, established area, the property boasts breathtaking views and unparalleled convenience. Located just minutes from downtown Calgary, this lot provides easy access to major thoroughfares, including Highway 1 and Highway 2, ensuring effortless travel throughout the city and beyond. Winston Heights is a vibrant district that seamlessly blends character and modern living. With an influx of new, high-end homes being developed, the area is rapidly transforming into a premier residential hub while maintaining its peaceful charm. The exceptional depth of this lot opens endless possibilities. Many new builds in the area take advantage of the space to construct secondary homes or detached structures at the rear of the lot. Without a back alley, the property offers added privacy and a unique layout perfect for a variety of design options. This is a rare offering in an area where larger lots are increasingly hard to find. Don't miss this chance to secure a prime piece of land in a growing and prestigious community. Call today to explore the endless potential of this incredible property!