



**GRASSROOTS**  
REALTY GROUP

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511 26 Avenue NE  
Calgary, Alberta

MLS # A2204557



**\$799,000**

<b>Division:</b>	Winston Heights/Mountview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,280 sq.ft.	<b>Age:</b>	1961 (64 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, See Remarks		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	See Remarks	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home		

**Inclusions:** na

Attention Developers and builders, beautiful lot in the heart of Winston Heights. Ideal lot to build 2 detached homes , 55 x130ft located steps away from The Winston Golf Club, Close to schools shopping and major roadways. Seller has plans made for 4000 plus sqft plus custom home with attached garage. Current house on the property is not livable, services have been disconnected. Please call for more information.