

# \$925,000 - 612 56 Avenue Sw, Calgary

MLS® #A2236146

**\$925,000**

6 Bedroom, 3.00 Bathroom, 1,947 sqft

Residential on 0.14 Acres

Windsor Park, Calgary, Alberta

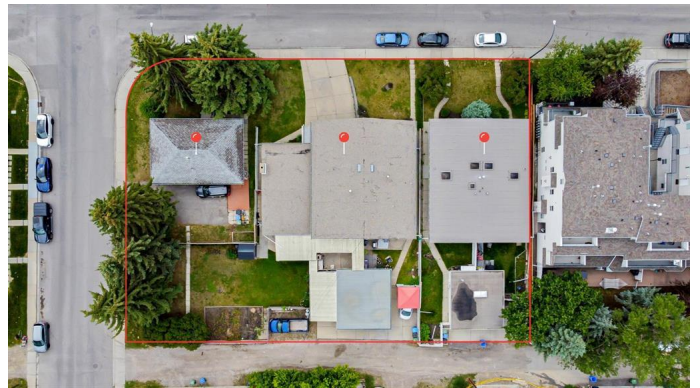
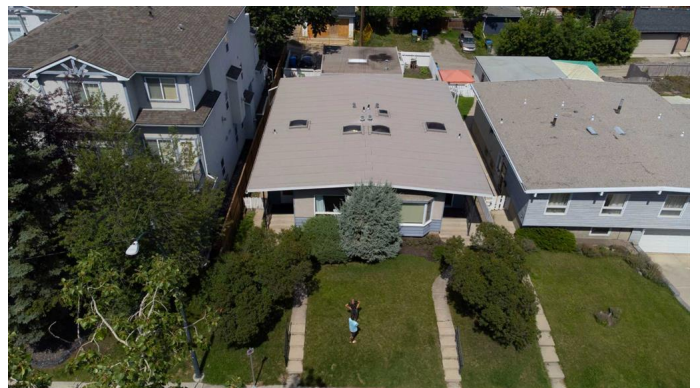
**\*\*\$50,000 PRICE REDUCTION\*\*** Located in the desirable inner-city community of Windsor Park, this property with a 50' x 120' lot presents a prime opportunity for investors, developers, or builders. Currently featuring a full duplex (#612 and #614), this lot offers solid rental income potential for those looking to hold, while providing excellent redevelopment possibilities for a multi-family project. Even more exciting - this lot can be purchased in conjunction with 604 and 608 56 Avenue SW, offering a rare chance to assemble three large adjoining lots. Whether you're exploring a land assembly for multi-family development, considering infill development, or seeking long-term value through a holding property with rental potential, this site is ideally positioned just minutes from Chinook Centre, transit, schools, downtown, and major routes. The generous lot size with Direct Control - DC zoning open the door for creative planning and future growth. Opportunities like this are rare in one of Calgary's most connected and evolving neighbourhoods are rare. Don't miss your chance to secure a prime piece of inner-city real estate in one of Calgary's most sought-after redevelopment corridors. Book your showing today!

Built in 1962

## Essential Information

MLS® #

A2236146



|                |                        |
|----------------|------------------------|
| Price          | \$925,000              |
| Bedrooms       | 6                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,947                  |
| Acres          | 0.14                   |
| Year Built     | 1962                   |
| Type           | Residential            |
| Sub-Type       | Duplex                 |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 612 56 Avenue Sw |
| Subdivision | Windsor Park     |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2V 0G8          |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Interior Features | Built-in Features, High Ceilings, Beamed Ceilings, Natural Woodwork            |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                        |
| Cooling           | None                                                                           |
| Has Basement      | Yes                                                                            |
| Basement          | See Remarks                                                                    |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Entrance, Private Yard |
| Lot Description   | Back Lane, Rectangular Lot     |
| Roof              | Asphalt                        |

|              |                 |
|--------------|-----------------|
| Construction | Stucco, Cedar   |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                          |
|----------------|--------------------------|
| Date Listed    | July 24th, 2025          |
| Days on Market | 31                       |
| Zoning         | Direct Control - DC (pre |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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