

# \$975,000 - 612 56 Avenue Sw, Calgary

MLS® #A2236146

**\$975,000**

6 Bedroom, 3.00 Bathroom, 1,947 sqft  
Residential on 0.14 Acres

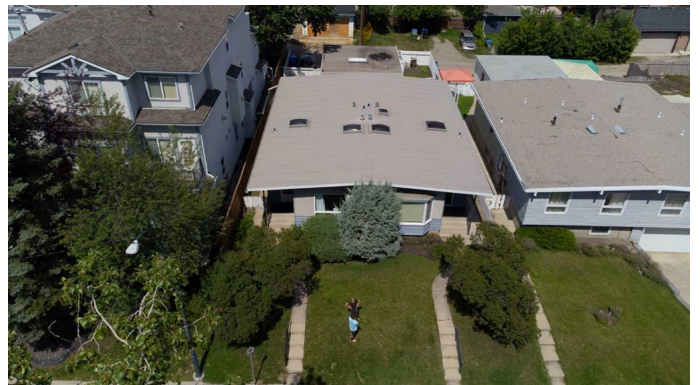
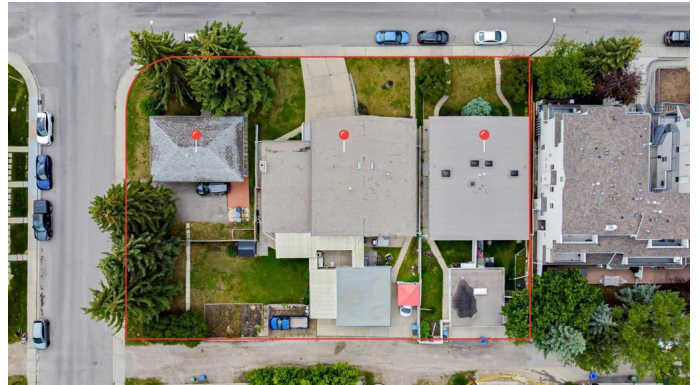
Windsor Park, Calgary, Alberta

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 (pre 1P2007) zoning open the door for creative planning and future growth. Opportunities like this 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	\$975,000
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	Beamed Ceilings, Built-in Features, High 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	Cedar, Stucco
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 24th, 2025
Days on Market	2
Zoning	Direct Control - DC (pre

**Listing Details**

Listing Office	Real Estate Professionals Inc.
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