

\$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

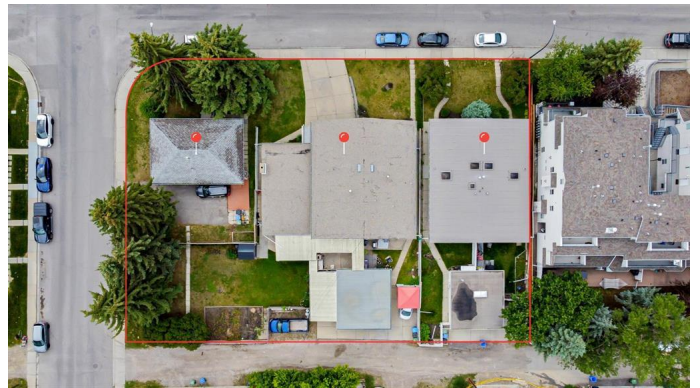
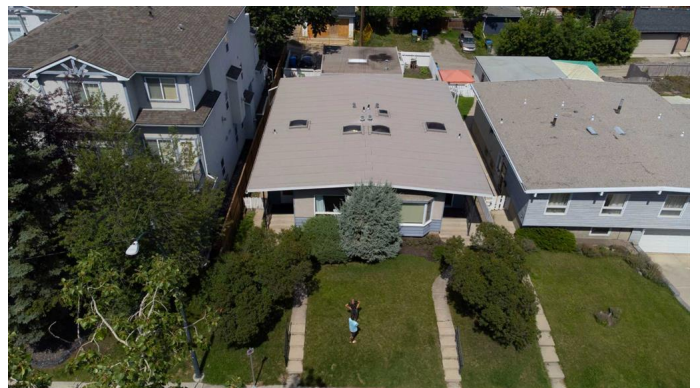
****\$50,000 PRICE REDUCTION**** Located in the desirable inner-city community of Windsor Park, this property with a 50' x 120' lot presents a prime opportunity for investors, developers, or builders. Currently featuring a full duplex (#612 and #614), this lot offers solid rental income potential for 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	34
Zoning	Direct Control - DC (pre

Listing Details

Listing Office	Real Estate Professionals Inc.
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