

**612 56 Avenue SW**  
**Calgary, Alberta**

**MLS # A2236146**



**\$975,000**

<b>Division:</b>	Windsor Park		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,947 sq.ft.	<b>Age:</b>	1962 (63 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	See Remarks	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Stucco	<b>Zoning:</b>	Direct Control - DC (pre
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Built-in Features, High Ceilings, Natural Woodwork		

**Inclusions:** N/A

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 — 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!