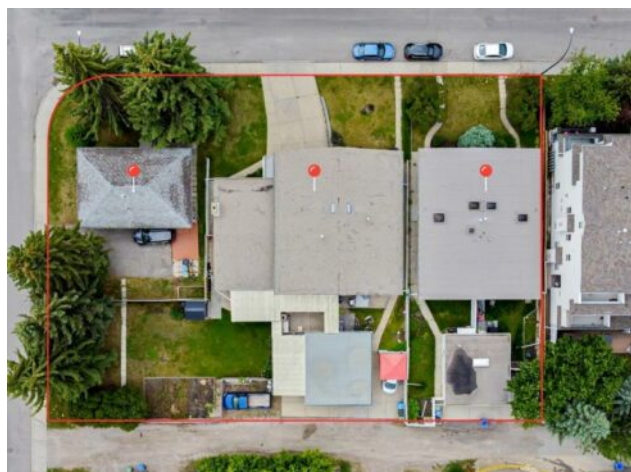


612 56 Avenue SW
Calgary, Alberta

MLS # A2236146



\$975,000

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	See Remarks	LLD:	-
Exterior:	Cedar, Stucco	Zoning:	Direct Control - DC (pre
Foundation:	Poured Concrete	Utilities:	-
Features:	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!