

\$999,999 - 604 56 Avenue Sw, Calgary

MLS® #A2243027

\$999,999

3 Bedroom, 1.00 Bathroom, 864 sqft
Residential on 0.14 Acres

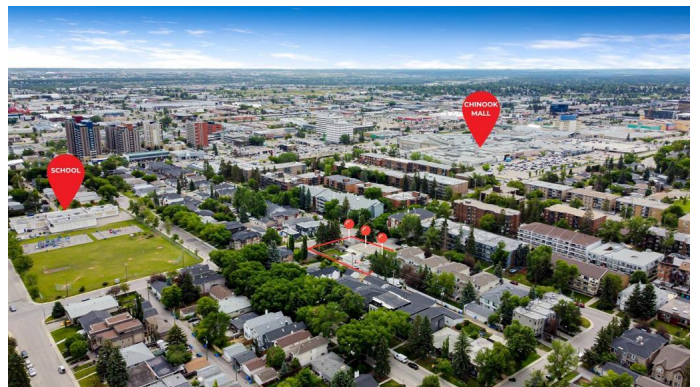
Windsor Park, Calgary, Alberta

This prime 50x120 ft corner lot is ideally located in the heart of Windsor Park - just minutes from Chinook Centre, major transit, schools, parks and offers quick, easy access to downtown. Whether you're a builder, investor, or developer, this is a fantastic opportunity to capitalize on one of Calgary's most desirable inner city communities. Even more exciting - this lot (604 56 Avenue SW) can be purchased in conjunction with 608 56 Avenue SW and 612 56 Avenue SW, offering a rare chance to assemble three large adjoining lots. Endless potential for a larger scale development (subject to city approval). Opportunities like this don't come up often - don't miss out!

Built in 1958

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2243027 |
| Price | \$999,999 |
| Bedrooms | 3 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 864 |
| Acres | 0.14 |
| Year Built | 1958 |
| Type | Residential |
| Sub-Type | Detached |



| | |
|--------|----------|
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 604 56 Avenue Sw |
| Subdivision | Windsor Park |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2V 0G8 |

Amenities

| | |
|----------------|-------------|
| Parking Spaces | 2 |
| Parking | Parking Pad |

Interior

| | |
|-------------------|---|
| Interior Features | See Remarks |
| Appliances | Dryer, Electric Stove, Refrigerator, Washer |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | None |
| Lot Description | Back Lane, Back Yard, Corner Lot, Front Yard, See Remarks |
| Roof | Asphalt Shingle |
| Construction | Stucco, Wood Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 24th, 2025 |
| Days on Market | 35 |
| Zoning | DC (pre 1P2007) |

Listing Details

| | |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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