

# \$950,000 - 604 56 Avenue Sw, Calgary

MLS® #A2243027

**\$950,000**

3 Bedroom, 1.00 Bathroom, 864 sqft

Residential on 0.14 Acres

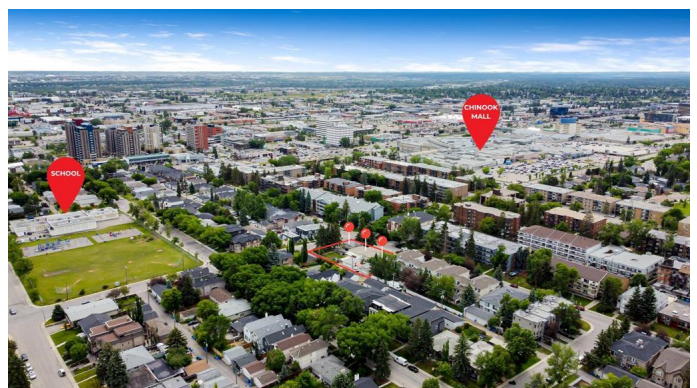
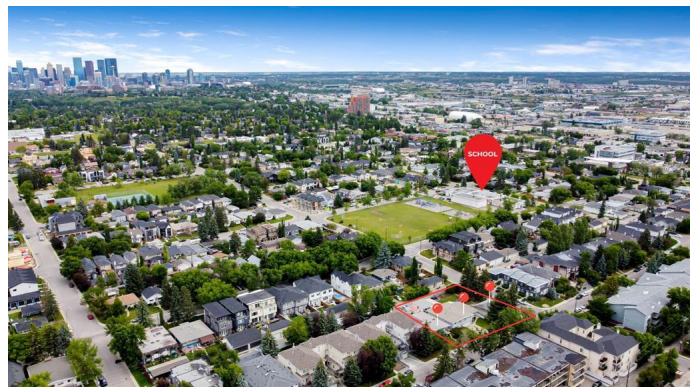
Windsor Park, Calgary, Alberta

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          | \$950,000   |
| 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 | 55              |
| Zoning         | DC (pre 1P2007) |

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.