

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

MLS® #A2243027

**\$999,999**

3 Bedroom, 1.00 Bathroom, 864 sqft

Residential on 0.14 Acres

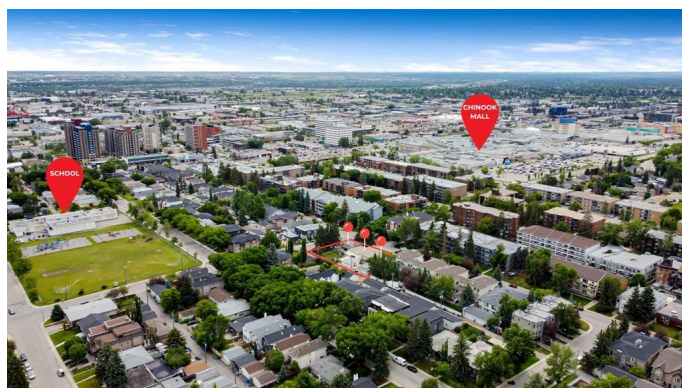
Windsor Park, Calgary, Alberta

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	48
Zoning	DC (pre 1P2007)

### Listing Details

Listing Office	RE/MAX First
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