

# \$1,250,000 - 608 56 Avenue Sw, Calgary

MLS® #A2243069

**\$1,250,000**

6 Bedroom, 3.00 Bathroom, 2,736 sqft

Residential on 0.21 Acres

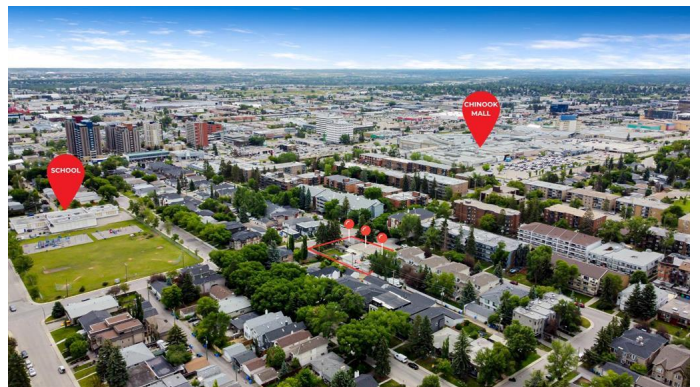
Windsor Park, Calgary, Alberta

This generous 70x120 ft lot is ideally situated in the heart of Windsor Park - just steps from Chinook Centre, public transit, schools, parks and with convenient access to downtown. Whether you're an investor, builder, or developer, this property presents an exceptional opportunity in one of Calgary's most sought after inner city neighborhoods. Even better - 608 56 Avenue SW can be purchased in conjunction with 604 56 Avenue SW and 612 56 Avenue SW, creating a rare chance to acquire three adjoining large lots. Imagine the possibilities for redevelopment (subject to city approval). Rarely does an opportunity like this come along.

Built in 1967

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2243069               |
| Price          | \$1,250,000            |
| Bedrooms       | 6                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,736                  |
| Acres          | 0.21                   |
| Year Built     | 1967                   |
| Type           | Residential            |
| Sub-Type       | Duplex                 |
| Style          | Side by Side, Bi-Level |
| Status         | Active                 |



## Community Information

|             |                  |
|-------------|------------------|
| Address     | 608 56 Avenue Sw |
| Subdivision | Windsor Park     |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2V 0G8          |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                        |
|-------------------|------------------------|
| Interior Features | See Remarks            |
| Appliances        | Refrigerator, Stove(s) |
| Heating           | Forced Air             |
| Cooling           | None                   |
| Has Basement      | Yes                    |
| Basement          | Finished, Full         |

## Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Other, Private Yard               |
| Lot Description   | Back Lane, Back Yard, See Remarks |
| Roof              | Asphalt Shingle                   |
| Construction      | Brick, Stucco, Wood Siding        |
| Foundation        | Poured Concrete                   |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 10              |
| Zoning         | DC (pre 1P2007) |

## Listing Details

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

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