

\$899,000 - 612 56 Avenue Sw, Calgary

MLS® #A2265566

\$899,000

6 Bedroom, 3.00 Bathroom, 1,947 sqft

Multi-family on 0.14 Acres

Windsor Park, Calgary, Alberta

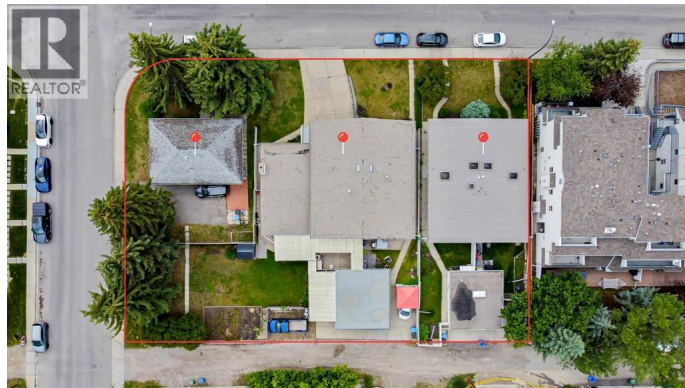
Located in the desirable inner-city community of Windsor Park, this full duplex (612 & 614 56 Avenue SW) sits on a 50'™ x 120'™ lot and offers exceptional versatility and lasting value. Along with its mid-century-inspired main level design, each side features a separate side entrance, providing the flexibility to reconfigure for potential basement suites. Whether you're an investor seeking reliable rental income and potential for appreciating land value over time, a homeowner looking for a multi-family living arrangement, or a working professional wanting to live in one side and rent the other, this property is a smart and adaptable opportunity. Ideally positioned just minutes from Chinook Centre, schools, transit, downtown, and major routes, the location delivers both everyday convenience and strong long-term potential. Opportunities like this are rare in one of Calgary's most connected and evolving neighbourhoods. Don't miss your chance to secure a prime piece of inner-city real estate in one of the city's most sought-after redevelopment corridors. Book your showing today! (id:6289)

Built in 1962

Essential Information

Listing # A2265566

Price \$899,000



Bedrooms	6
Bathrooms	3.00
Half Baths	1
Square Footage	1,947
Acres	0.14
Year Built	1962
Type	Multi-family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	612 56 Avenue Sw
Subdivision	Windsor Park
City	Calgary
Province	Alberta
Postal Code	T2V0G8

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Back lane
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Range - Electric, Dishwasher, Dryer, Microwave, Hood Fan
Heating	Natural gas Forced air
Cooling	None
# of Stories	1

Exterior

Exterior	Stucco
Foundation	Poured Concrete

Listing Details

Listing Office	Real Estate Professionals Inc.
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