

# \$1,100,000 - 608 56 Avenue Sw, Calgary

MLS® #A2243069

**\$1,100,000**

6 Bedroom, 3.00 Bathroom, 2,736 sqft  
Residential on 0.21 Acres

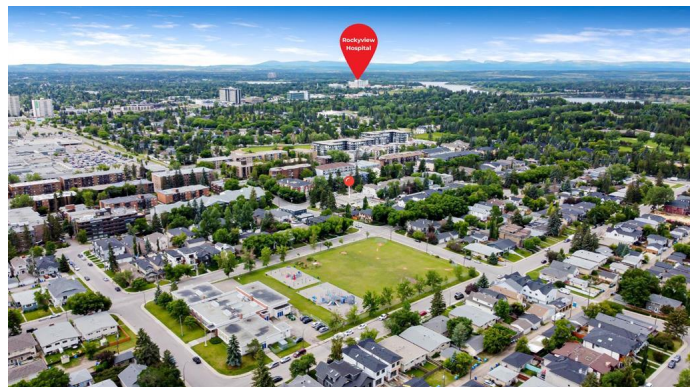
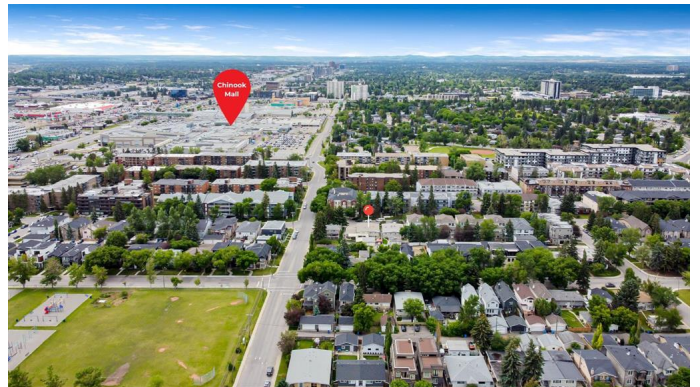
Windsor Park, Calgary, Alberta

This generous 75x120 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	\$1,100,000
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	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	102
Zoning	DC (pre 1P2007)

## Listing Details

Listing Office	RE/MAX First
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