

\$1,000,000 - 604 56 Avenue Sw, Calgary

MLS® #A2243027

\$1,000,000

3 Bedroom, 1.00 Bathroom, 864 sqft

Residential on 0.14 Acres

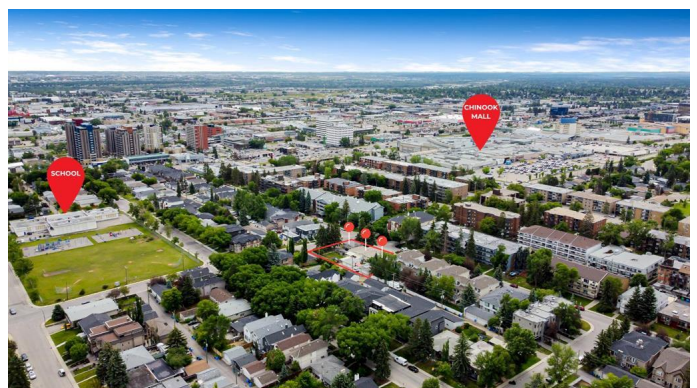
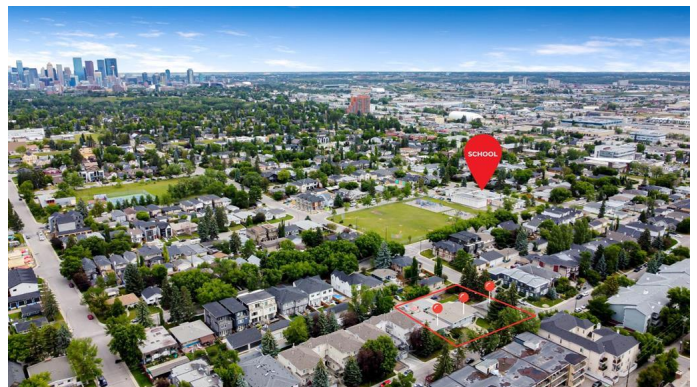
Windsor Park, Calgary, Alberta

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	\$1,000,000
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	8
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.