



## 612 56 Avenue Calgary Alberta

\$925,000

**\*\*\$50,000 PRICE REDUCTION\*\*** Located in the desirable inner-city community of Windsor Park, this property with a 50' x 120' lot presents a prime opportunity for investors, developers, or builders. Currently featuring a full duplex (#612 and #614), this lot offers solid rental income potential for those looking to hold, while providing excellent redevelopment possibilities for a multi-family project. Even more exciting - this lot can be purchased in conjunction with 604 and 608 56 Avenue SW, offering a rare chance to assemble three large adjoining lots. Whether you're exploring a land assembly for multi-family development, considering infill development, or seeking long-term value through a holding property with rental potential, this site is ideally positioned just minutes from Chinook Centre, transit, schools, downtown, and major routes. The generous lot size with Direct Control - DC zoning open the door for creative planning and future growth. Opportunities like this -- in one of Calgary's most connected and evolving neighbourhoods -- are rare. Don't miss your chance to secure a prime piece of inner-city real estate in one of Calgary's most sought-after redevelopment corridors. Book your showing today! (id:6769)

2pc Bathroom 5.42 Ft x 5.08 Ft

Bedroom 8.75 Ft x 11.25 Ft

Bedroom 9.33 Ft x 11.08 Ft

Laundry room 9.00 Ft x 10.33 Ft

Recreational, Games room 18.42 Ft x 22.00 Ft

Recreational, Games room 18.42 Ft x 21.17 Ft

Storage 19.00 Ft x 27.92 Ft

Furnace 5.67 Ft x 6.42 Ft

4pc Bathroom 5.00 Ft x 10.33 Ft

4pc Bathroom 4.83 Ft x 9.75 Ft

Bedroom 8.83 Ft x 11.58 Ft

Bedroom 8.83 Ft x 11.50 Ft

Dining room 9.42 Ft x 11.67 Ft

Dining room 9.33 Ft x 11.33 Ft

Kitchen 9.42 Ft x 6.50 Ft

Kitchen 9.33 Ft x 6.58 Ft

Living room 13.17 Ft x 24.25 Ft

Living room 13.17 Ft x 22.08 Ft

Primary Bedroom 13.17 Ft x 22.08 Ft

Listing Presented By:



Originally Listed by:  
Real Estate Professionals Inc.

<https://www.pamelabalkwill.com/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca