

612 56 Avenue SW
Calgary, Alberta

MLS # A2265566

\$899,000

Division:	Windsor Park		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,947 sq.ft.	Age:	1962 (63 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	See Remarks	LLD:	-
Exterior:	Cedar, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Built-in Features, High Ceilings, Natural Woodwork		

Inclusions: N/A

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!