

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

MLS® #A2265566

**\$899,000**

6 Bedroom, 3.00 Bathroom, 1,947 sqft  
Residential on 0.14 Acres

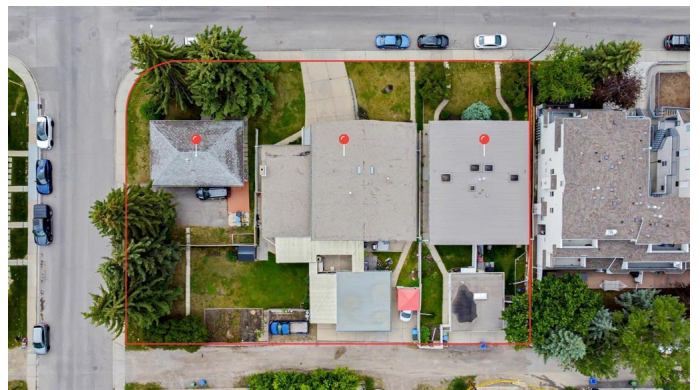
Windsor Park, Calgary, Alberta

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!

Built in 1962

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2265566  |
| Price  | \$899,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,947                  |
| Acres          | 0.14                   |
| Year Built     | 1962                   |
| Type           | Residential            |
| Sub-Type       | Duplex                 |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 612 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 | Built-in Features, High Ceilings, Beamed Ceilings, Natural Woodwork            |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                        |
| Cooling           | None                                                                           |
| Has Basement      | Yes                                                                            |
| Basement          | See Remarks                                                                    |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Entrance, Private Yard |
| Lot Description   | Back Lane, Rectangular Lot     |
| Roof              | Asphalt                        |
| Construction      | Stucco, Cedar                  |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      October 19th, 2025  
Days on Market                13  
Zoning                              DC (pre 1P2007)

**Listing Details**

Listing Office                    Real Estate Professionals Inc.

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