

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

MLS® #A2265566

\$899,000

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

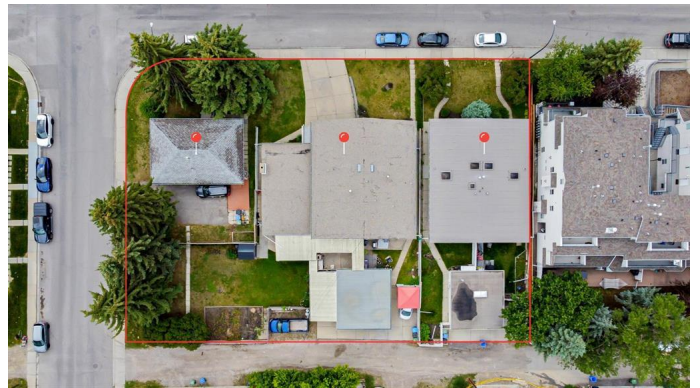
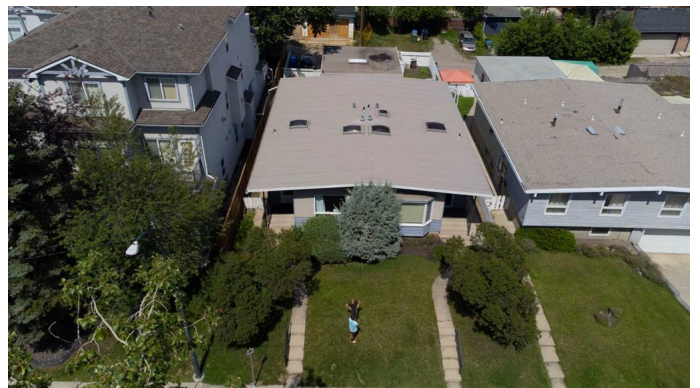
Windsor Park, Calgary, Alberta

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	Beamed Ceilings, Built-in Features, High 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	Cedar, Stucco

Foundation Poured Concrete

Additional Information

Date Listed October 19th, 2025
Days on Market 3
Zoning DC (pre 1P2007)

Listing Details

Listing Office Real Estate Professionals Inc.

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.