



GRASSROOTS
REALTY GROUP

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604 56 Avenue SW
Calgary, Alberta

MLS # A2243027



\$1,000,000

Division:	Windsor Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	864 sq.ft.	Age:	1958 (67 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

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!