



GRASSROOTS
REALTY GROUP

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608 56 Avenue SW
Calgary, Alberta

MLS # A2243069



\$1,100,000

Division:	Windsor Park		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	2,736 sq.ft.	Age:	1967 (58 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, See Remarks		

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

Inclusions: N/A

This generous 75x120 ft lot is ideally situated in the heart of Windsor Park - just steps from Chinook Centre, public transit, schools, parks and with convenient access to downtown. Whether you're an investor, builder, or developer, this property presents an exceptional opportunity in one of Calgary's most sought after inner city neighborhoods. Even better - 608 56 Avenue SW can be purchased in conjunction with 604 56 Avenue SW and 612 56 Avenue SW, creating a rare chance to acquire three adjoining large lots. Imagine the possibilities for redevelopment (subject to city approval). Rarely does an opportunity like this come along.