



**604 56 Avenue SW**  
**Calgary, Alberta**

**MLS # A2302655**



**\$899,999**

<b>Division:</b>	Windsor Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	864 sq.ft.	<b>Age:</b>	1958 (68 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Other, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

This prime 50x120 ft corner lot is ideally located in the heart of Windsor Park and was not affected by the recent repeal. 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. Opportunities like this don't come up often - don't miss out!