



604 56 Avenue SW
Calgary, Alberta

MLS # A2316372

\$850,000



Division:	Windsor Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	864 sq.ft.	Age:	1958 (68 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, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Other, Wood Frame	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. Opportunities like this don't come up often - don't miss out!