

\$699,999 - 2217 42 Street Se, Calgary

MLS® #A2265043

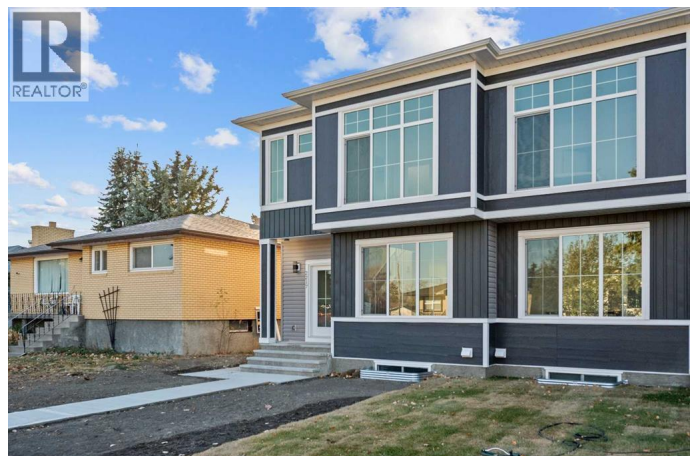
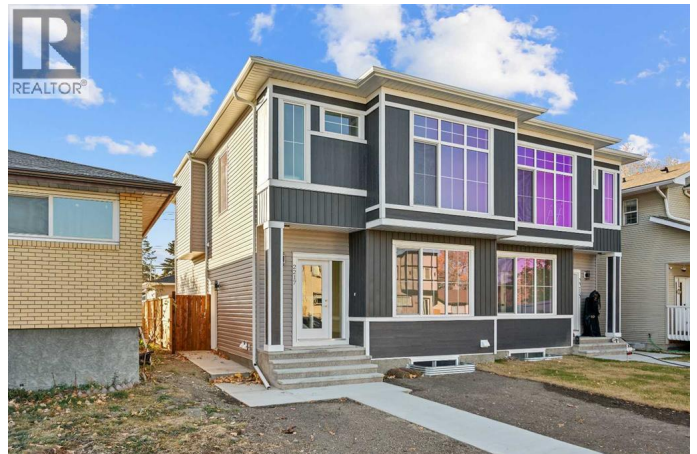
\$699,999

5 Bedroom, 4.00 Bathroom, 1,996 sqft

Single Family on 0.07 Acres

Forest Lawn, Calgary, Alberta

WELCOME TO 2217 42 STREET SE – A BRAND NEW, THOUGHTFULLY DESIGNED DUPLEX OFFERING OVER 2,700 SQ FT OF MODERN LIVING! From the moment you walk in, you™ll notice the SPACE and NATURAL LIGHT. This EAST-TO-WEST oriented home is bright from sunrise to sunset and includes TWO LIVING ROOMS, a BONUS ROOM, and GENEROUSLY SIZED BEDROOMS throughout – giving your family all the room it needs to live and grow. The main floor showcases an OPEN-CONCEPT DESIGN with a MODERN KITCHEN, QUARTZ COUNTERTOPS, HIGH-END STAINLESS-STEEL APPLIANCES, and a large CENTER ISLAND – perfect for entertaining guests or hosting family dinners. Upstairs, the PRIMARY SUITE is your private retreat – featuring a HIS & HERS 4-PIECE ENSUITE BATH, complete with dual vanities, a sleek glass shower, and elegant finishes. Two additional bedrooms, a full bathroom, and a BONUS ROOM complete the upper level, creating the perfect mix of function and comfort. Downstairs, enjoy the flexibility of a FULLY LEGAL 2-BEDROOM SUITE with its own KITCHEN, LAUNDRY, and PRIVATE SIDE ENTRANCE – a perfect MORTGAGE HELPER or private living space for extended family. Outside, you™ll find a DOUBLE DETACHED GARAGE and a location that can™t be beat – steps from major roadways, local AMENITIES, SCHOOLS, SHOPPING, and just minutes to DOWNTOWN



CALGARY.This home combines MODERN
STYLE, SPACIOUS LAYOUTS, and SMART
DESIGN “ making it a must-see for anyone
seeking both VALUE and
VERSATILITY.COME SEE WHY THIS HOME
STANDS OUT ABOVE THE REST! (id:6289)

Built in 2025

Essential Information

Listing #	A2265043
Price	\$699,999
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Square Footage	1,996
Acres	0.07
Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	2217 42 Street Se
Subdivision	Forest Lawn
City	Calgary
Province	Alberta
Postal Code	T2B1G4

Amenities

Amenities	Golf Course, Park, Playground, Schools, Shopping
Features	Back lane, Closet Organizers, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Range - Electric, Dishwasher, Oven, Dryer, Hood Fan, Washer/Dryer Stack-Up
Heating	Natural gas Forced air, Space Heater

Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes
Basement	Separate entrance, Suite

Exterior

Exterior	Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office Century 21 Bravo Realty



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