

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

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MLS® #A2241814

**\$699,999**

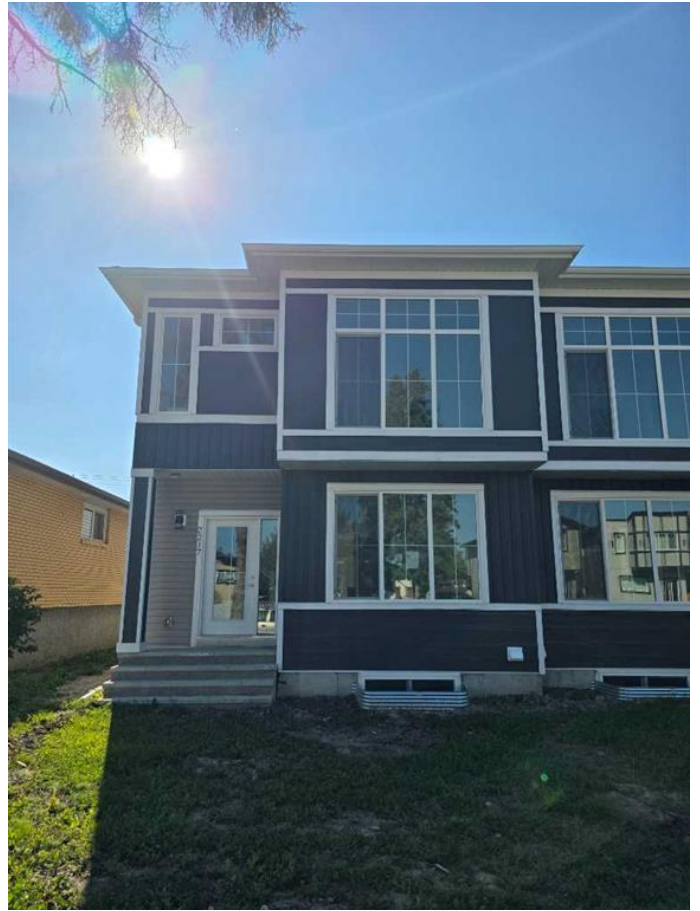
5 Bedroom, 4.00 Bathroom, 1,996 sqft

Residential on 0.07 Acres

Forest Lawn, Calgary, Alberta

[Click brochure link for more details\\*\\*](#)

Welcome to this stunning brand-new 2-storey duplex, offering over 2,700 sq ft of beautifully designed living space! Enjoy natural sunlight all day with the east-facing front, creating a warm and inviting atmosphere throughout the home. This property includes a oversized double detached garage and a legal permitted basement suite with a private side entrance—perfect for extended family or generating rental income. The main floor features a welcoming fireplace, a spacious mudroom, and ample closet space for convenient storage. There's also a versatile flex room that can be used as a main-floor bedroom, office, or formal dining area. The modern kitchen is equipped with quartz countertops, stainless steel appliances, and plenty of cabinetry—ideal for both cooking and entertaining. Upstairs, you'll find 3 generous bedrooms, 2 bathrooms, and a bright bonus room that's perfect for a second living area, home office, or kids' playroom. The fully finished legal basement suite includes 2 bedrooms, 1 full bathroom, its own laundry, and a full kitchen with stainless steel appliances. It's completely self-contained with separate furnaces for upper and lower level, ensuring comfort and privacy for all occupants. This beautiful home blends modern style, thoughtful design, and amazing functionality—ready to welcome your family.



Built in 2025

Essential Information

MLS® #	A2241814
Price	\$699,999
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,996
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	2217 42 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 1G4

Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Open Floorplan, Quartz Countertops
Appliances	See Remarks
Heating	Forced Air, Natural Gas, Space Heater
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Decorative
Has Basement	Yes



Basement                      Finished, Full, Suite

**Exterior**

Exterior Features      Other  
Lot Description        Rectangular Lot  
Roof                      Asphalt Shingle  
Construction          Vinyl Siding, Wood Frame, Wood Siding  
Foundation            Poured Concrete

**Additional Information**

Date Listed              July 22nd, 2025  
Days on Market        49  
Zoning                    R-CG

**Listing Details**

Listing Office            Honestdoor Inc.

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