

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

MLS® #A2241814

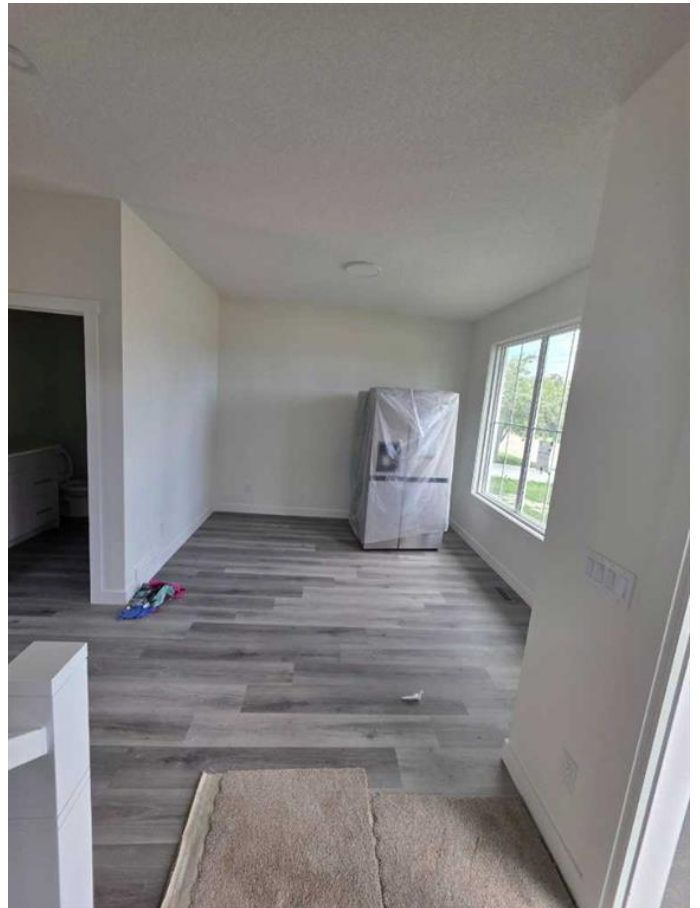
\$699,999

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 entranceâ€”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 cabinetryâ€”ideal for both cooking and entertaining. Upstairs, youâ€™ll find 3 generous bedrooms, 2 bathrooms, and a bright bonus room thatâ€™s perfect for a second living area, home office, or kidsâ€™ playroom. The fully finished legal basement suite includes 2 bedrooms, 1 full bathroom, its own laundry, and a full kitchen with stainless steel appliances. Itâ€™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 functionalityâ€”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 Counters, Separate Entrance, Storage
Appliances	See Remarks
Heating	Forced Air, Natural Gas, Space Heater
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Electric
Has Basement	Yes

Basement	Finished, Full, Suite
Exterior	
Exterior Features	Other
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, W
Foundation	Poured Concrete

Additional Information

Date Listed	July 22nd, 2025
Days on Market	4
Zoning	R-CG

Listing Details

Listing Office	Honestdoor Inc.
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