2217 42 Street SE
Calgary, Alberta

MLS # A2241814
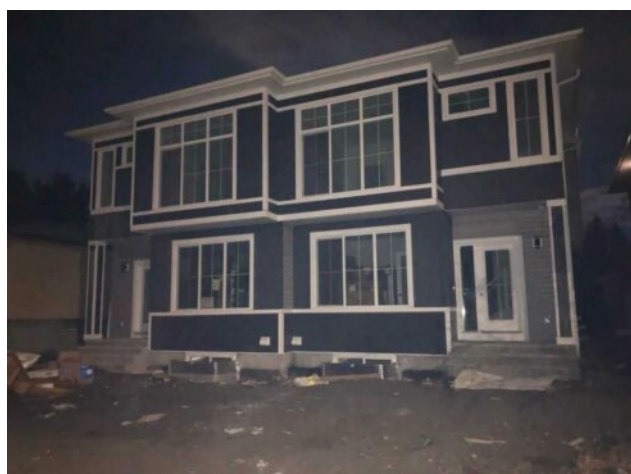
$699,999

Division:	Forest Lawn
Type:	Residential/Duplex
Style:	2 Storey, Attached-Side by Side

Size:	1,996 sq.ft.	**Age:**	2025 (0 yrs old)
Beds:	5	**Baths:**	3 full / 1 half

Garage:	Double Garage Detached
Lot Size:	0.07 Acre
Lot Feat:	Rectangular Lot

Heating:	Forced Air, Natural Gas, Space Heater	**Water:**	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full, Suite	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Open Floorplan, Quartz Counters, Separate Entrance, Storage		

Inclusions:	Call seller directly

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.