



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

2215, 42 street SE
Calgary, Alberta

MLS # A2214998



\$714,999

Division:	Forest Lawn		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,988 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:	Back Lane, Back Yard, City Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Quartz Counters, Separate Entrance		

Inclusions: Built in Range, Built in Microwave, Built in Oven, Dishwasher, Refrigerator, Electric Fireplace, Range Hood. Basement has Electric Range, Refrigerator, Stackable Washer/Dryer.

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 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 gas 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, 2.5 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.