



**GRASSROOTS**  
REALTY GROUP

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**2217 42 Street SE**  
**Calgary, Alberta**

**MLS # A2241814**



**\$699,999**

<b>Division:</b>	Forest Lawn		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,996 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas, Space Heater	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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&mdash;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&mdash;ideal for both cooking and entertaining. Upstairs, you&rsquo;ll find 3 generous bedrooms, 2 bathrooms, and a bright bonus room that&rsquo;s perfect for a second living area, home office, or kids&rsquo; 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&rsquo;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&mdash;ready to welcome your family.