



GRASSROOTS
REALTY GROUP

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2235 42 Street SE
Calgary, Alberta

MLS # A2254407



\$529,900

Division:	Forest Lawn		
Type:	Residential/House		
Style:	Bungalow		
Size:	835 sq.ft.	Age:	1956 (69 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: 2x Refrigerators, 2x Stoves, 2x Washer, 2x Dryer

This well-maintained and spacious detached home is situated on a generous 50x122 ft lot and offers 4 bedrooms, 2 full bathrooms, and a fully finished basement with a separate entrance and an illegal suite. The main floor boasts a bright and inviting living room, a functional kitchen, and 2 generously sized bedrooms. Downstairs, you'll find 2 additional bedrooms, a full bathroom, a second kitchen, and a comfortable living area—ideal for extended family, guests, or excellent rental potential. Perfectly located in the heart of Forest Lawn, this property is just steps away from schools, parks, shopping, and transit. Whether you're an investor, first-time buyer, or simply looking for a solid home on a fantastic lot, this is an opportunity you won't want to miss!