



GRASSROOTS
REALTY GROUP

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2217 42 Street SE
Calgary, Alberta

MLS # A2265043



\$679,000

| | | | |
|------------------|--|---------------|------------------|
| Division: | Forest Lawn | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Up/Down | | |
| Size: | 1,996 sq.ft. | Age: | 2025 (1 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Few Trees, Rectangular Lot | | |

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|--------------------|---|-------------------|------|
| Heating: | Forced Air, Natural Gas, Space Heater | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Storage | | |
| Inclusions: | Basement suite appliances | | |

WELCOME TO 2217 42 STREET SE – A BRAND NEW, THOUGHTFULLY DESIGNED DUPLEX OFFERING OVER 2,700 SQ FT OF MODERN LIVING! From the moment you walk in, you’ll notice the SPACE and NATURAL LIGHT. This EAST-TO-WEST oriented home is bright from sunrise to sunset and includes TWO LIVING ROOMS, a BONUS ROOM, and GENEROUSLY SIZED BEDROOMS throughout – giving your family all the room it needs to live and grow. The main floor showcases an OPEN-CONCEPT DESIGN with a MODERN KITCHEN, QUARTZ COUNTERTOPS, HIGH-END STAINLESS-STEEL APPLIANCES, and a large CENTER ISLAND – perfect for entertaining guests or hosting family dinners. Upstairs, the PRIMARY SUITE is your private retreat – featuring a HIS & HERS 4-PIECE ENSUITE BATH, complete with dual vanities, a sleek glass shower, and elegant finishes. Two additional bedrooms, a full bathroom, and a BONUS ROOM complete the upper level, creating the perfect mix of function and comfort. Downstairs, enjoy the flexibility of a FULLY LEGAL 2-BEDROOM SUITE with its own KITCHEN, LAUNDRY, and PRIVATE SIDE ENTRANCE – a perfect MORTGAGE HELPER or private living space for extended family. Outside, you’ll find a DOUBLE DETACHED GARAGE and a location that can’t be beat – steps from major roadways, local AMENITIES, SCHOOLS, SHOPPING, and just minutes to DOWNTOWN CALGARY. This home combines MODERN STYLE, SPACIOUS LAYOUTS, and SMART DESIGN – making it a must-see for anyone seeking both VALUE and VERSATILITY. COME SEE WHY THIS HOME STANDS OUT ABOVE THE REST!

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