



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2265043**



**\$689,000**

<b>Division:</b>	Forest Lawn		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Up/Down		
<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>	Back Lane, Back Yard, Few Trees, 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>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Storage		
<b>Inclusions:</b>	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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