



917 42 Street SE
Calgary, Alberta

MLS # A2295625



\$409,900

Division:	Forest Lawn		
Type:	Residential/Duplex		
Style:	4 Level Split, Attached-Up/Down		
Size:	1,265 sq.ft.	Age:	1973 (53 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Low Maintenance Landscape, Private, Re		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Brick, See Remarks, Stucco, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan, See Remarks, Storage, Vinyl Windows		

Inclusions: shed

Welcome to 917 42 Street SE, a spacious and versatile home offering over 2,400 sq ft of developed living space and excellent potential for homeowners and investors alike. The main level features 1,265 sq ft with 2 bedrooms, 1 bathroom, and bright, comfortable living spaces. Two cozy fireplaces, 1 up and 1 down, add warmth and character, making the home perfect for relaxing or entertaining. Downstairs you’ll find an additional 1,204 sq ft, including a 2-bedroom (illegal suite), providing great flexibility for extended family or potential rental income. The lower level also offers ample storage space, making it easy to stay organized. Step outside to enjoy the large west-facing backyard, ideal for soaking up afternoon sun, gardening, or hosting summer gatherings. The property also includes a single garage along with an abundance of additional parking, making it perfect for households with multiple vehicles, guests, or recreational equipment. With its generous layout, income potential, and outdoor space, this property offers incredible value and opportunity.