

\$699,999 - 2217 42 Street Se, Calgary

MLS® #A2265043

\$699,999

5 Bedroom, 4.00 Bathroom, 1,996 sqft

Residential on 0.07 Acres

Forest Lawn, Calgary, Alberta

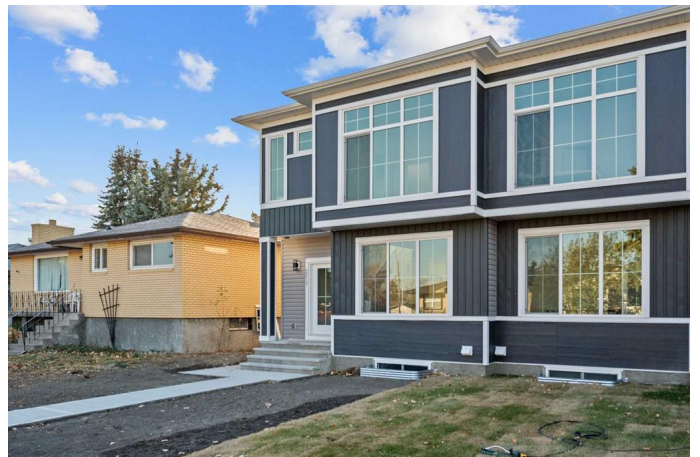
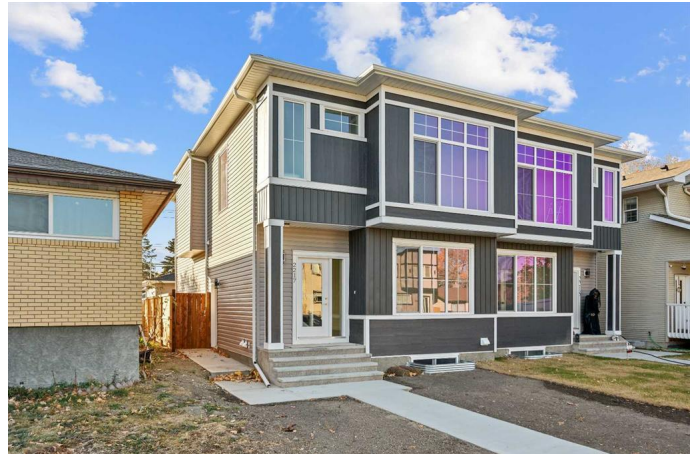
WELCOME TO 2217 42 STREET SW – A BRAND NEW, THOUGHTFULLY DESIGNED DUPLEX OFFERING OVER 2,700 SQ FT OF MODERN LIVING!

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!

Built in 2025

Essential Information

MLS® #	A2265043
Price	\$699,999
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,996
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Up/Down
Status	Active

Community Information

Address	2217 42 Street Se
Subdivision	Forest Lawn
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2B 1G4

Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Storage
Appliances	Convection Oven, Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Washer/Dryer Stacked, Built-In Electric Range
Heating	Forced Air, Natural Gas, Space Heater
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 16th, 2025
Days on Market	3
Zoning	R-CG

Listing Details

Listing Office	Century 21 Bravo Realty
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.