

# \$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

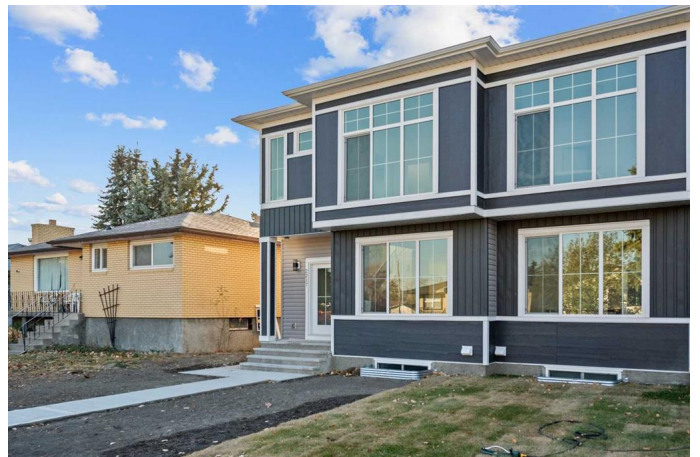
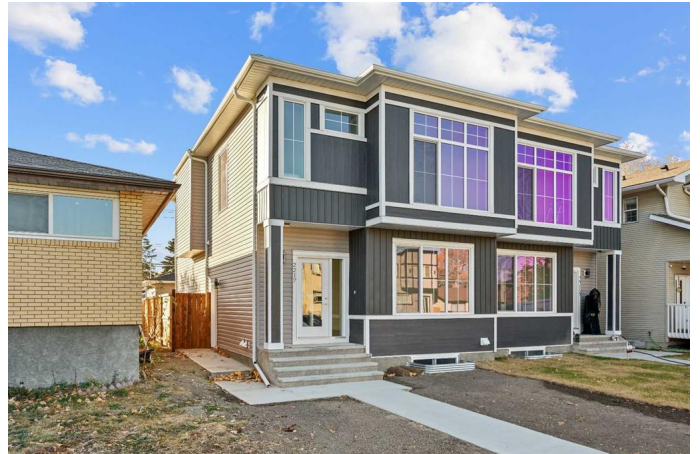
WELCOME TO 2217 42 STREET SW – A BRAND NEW, THOUGHTFULLY DESIGNED DUPLEX OFFERING OVER 2,700 SQ FT OF MODERN LIVING!

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 | 4                  |
| Zoning         | R-CG               |

### Listing Details

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

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