

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

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MLS® #A2241814

**\$699,999**

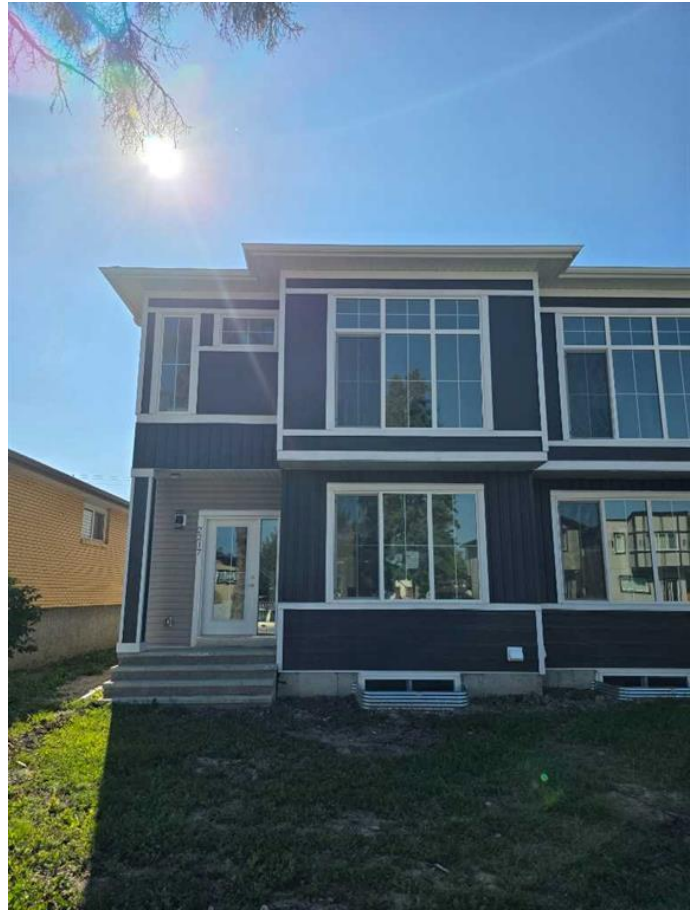
5 Bedroom, 4.00 Bathroom, 1,996 sqft

Residential on 0.07 Acres

Forest Lawn, Calgary, Alberta

[Click brochure link for more details\\*\\*](#)

Welcome to this stunning brand-new 2-storey duplex, offering over 2,700 sq ft of beautifully designed living space! Enjoy natural sunlight all day with the east-facing front, creating a warm and inviting atmosphere throughout the home. This property includes a oversized double detached garage and a legal permitted basement suite with a private side entrance—perfect for extended family or generating rental income. The main floor features a welcoming fireplace, a spacious mudroom, and ample closet space for convenient storage. There's also a versatile flex room that can be used as a main-floor bedroom, office, or formal dining area. The modern kitchen is equipped with quartz countertops, stainless steel appliances, and plenty of cabinetry—ideal for both cooking and entertaining. Upstairs, you'll find 3 generous bedrooms, 2 bathrooms, and a bright bonus room that's perfect for a second living area, home office, or kids' playroom. The fully finished legal basement suite includes 2 bedrooms, 1 full bathroom, its own laundry, and a full kitchen with stainless steel appliances. It's completely self-contained with separate furnaces for upper and lower level, ensuring comfort and privacy for all occupants. This beautiful home blends modern style, thoughtful design, and amazing functionality—ready to welcome your family.



Built in 2025

Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2241814               |
| 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, Side by Side |
| 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 | Open Floorplan, Quartz Countertops    |
| Appliances        | See Remarks                           |
| Heating           | Forced Air, Natural Gas, Space Heater |
| Cooling           | None                                  |
| Fireplace         | Yes                                   |
| # of Fireplaces   | 1                                     |
| Fireplaces        | Decorative, Electric                  |
| Has Basement      | Yes                                   |



Basement                      Finished, Full, Suite

**Exterior**

Exterior Features      Other  
Lot Description        Rectangular Lot  
Roof                      Asphalt Shingle  
Construction          Vinyl Siding, Wood Frame, Wood Siding  
Foundation            Poured Concrete

**Additional Information**

Date Listed              July 22nd, 2025  
Days on Market        46  
Zoning                    R-CG

**Listing Details**

Listing Office            Honestdoor Inc.

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