



GRASSROOTS
REALTY GROUP

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2217 42 Street SE
Calgary, Alberta

MLS # A2265043



\$679,000

Division:	Forest Lawn		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Up/Down		
Size:	1,996 sq.ft.	Age:	2025 (1 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Rectangular Lot		

Heating:	Forced Air, Natural Gas, Space Heater	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Storage		
Inclusions:	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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