



121 42 Avenue NE  
Calgary, Alberta

MLS # A2307983



**\$999,999**

<b>Division:</b>	Highland Park		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,855 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard		

<b>Heating:</b>	Forced Air, Other	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Quartz Counters, See Remarks, Separate Entrance		

**Inclusions:** None

Welcome to this brand new luxury semi-detached infill located in the highly desirable inner-city community of Highland Park and close to Downtown! Offering approximately 1,855 sq ft. above grade plus a fully developed WALKOUT legal basement suite, this stunning home perfectly blends modern design, functionality, and income potential. The open-concept main floor features soaring 9-ft ceilings, oversized windows, elegant finishes, and a chef-inspired kitchen complete with premium cabinetry, quartz countertops, large island, and stainless steel appliances. The spacious living and dining areas are perfect for entertaining and everyday living. Upstairs you’ll find a luxurious primary bedroom with a spa-inspired ensuite and walk-in closet, along with 2 additional bedrooms, bonus room, a full bathroom, and convenient upper floor laundry. The fully developed legal 2 bedroom WALKOUT basement suite offers a separate entrance, its own kitchen, laundry, and excellent mortgage-helper potential. Enjoy outstanding views from the balcony and front-facing exposure overlooking Deerfoot Trail and the Calgary International Airport, offering a unique and open city-view experience. Additional highlights include modern exterior finishes, front balcony, large rear deck/patio space, and a detached double garage. Ideally situated close to downtown, Centre Street, schools, parks, shopping, transit, grocery stores and major roadways. Exceptional opportunity to own a beautifully crafted new infill in a rapidly growing inner-city location! **ATTENTION FIRST-TIME HOME BUYERS:** You could qualify for up to a 100% GST rebate on this new home! Enquire today to find out more!