



GRASSROOTS
REALTY GROUP

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121 42 Avenue NE
Calgary, Alberta

MLS # A2334928



\$949,000

Division:	Highland Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,853 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear, On Str		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Landscaped, Other, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	771147064
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this exceptional brand new 2-storey home where luxury, functionality, and income potential come together in one remarkable package. Perfectly positioned across from beautifully landscaped green space with no front traffic, this home offers peaceful surroundings and stunning curb appeal. Step inside to discover a bright, open-concept main floor designed for modern living, featuring a spacious living room, family room, elegant dining area, and a chef-inspired kitchen with plenty of room for entertaining and a convenient two-piece powder room. The upper level offers 3 generous bedrooms and 2 full bathrooms, including a luxurious primary retreat complete with a walk-in closet and spa-inspired five-piece ensuite. Two additional rooms are served by stylish four-piece bathroom. While the spacious bonus room provides the perfect space for family movie nights, a home office, or a children's play area. The fully finished legal 2-bedroom walkout basement features its own private entrance, modern kitchen, living area, full three-piece bathroom, and separate laundry an outstanding opportunity for rental income or multi-generational living. One of this home's most spectacular features is the front balcony, where you can enjoy breathtaking panoramic views of the Calgary skyline and airport runway. The rear patio creates the perfect setting for summer BBQs, morning coffee, or relaxing evenings outdoors. Completing the property is a double detached garage, professionally finished concrete, and a highly desirable location close to schools, parks, shopping, transit, major roadways, and all essential amenities. Whether you're looking for your forever family home or a smart investment with built-in mortgage helper potential, this stunning property truly checks every box. Don't miss this rare opportunity!

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