

\$764,999 - 2215, 42 Street Se, Calgary

MLS® #A2214998

\$764,999

5 Bedroom, 4.00 Bathroom, 1,988 sqft
Residential on 0.07 Acres

Forest Lawn, Calgary, Alberta

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 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 gas 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, 2.5 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® # | A2214998 |
| Price | \$764,999 |
| Bedrooms | 5 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,988 |
| Acres | 0.07 |
| Year Built | 2025 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 2215, 42 Street Se |
| Subdivision | Forest Lawn |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2B1G4 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Chandelier, Quartz Counters, Separate Entrance |
| Appliances | Built-In Oven, Dishwasher, Garage Control(s), Microwave, Range Hood, Washer/Dryer, Built-In Electric Range |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full, Suite |

Exterior

| | |
|-------------------|--------------------------------|
| Exterior Features | None |
| Lot Description | Back Lane, Back Yard, City Lot |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 25th, 2025 |
| Days on Market | 4 |
| Zoning | TBD |

Listing Details

| | |
|----------------|----------------------------|
| Listing Office | Coldwell Banker YAD Realty |
|----------------|----------------------------|

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