



## 2213 42 Street Calgary Alberta

\$599,900

BEAUTIFULLY UPDATED FROM TOP TO BOTTOM | ILLEGAL BASEMENT SUITE | SEPARATE ENTRANCES | SEPARATE LAUNDRY | 4 BEDROOMS | 3.5 BATH including Master ENSUITE | WEST-FACING BACKYARD | OVERSIZED GARAGE | EXTREMELY WALKABLE LOCATION a few blocks from INTERNATIONAL AVENUE | ! Modernly updated 2 storey home with an illegal suite! Ideally located within walking distance to schools and International Avenue boasting diverse shops, endless restaurants and the rapid transit line. Spacious and bright this inviting home allows for 2 self-contained rental opportunities in one or a secluded space for extended family members with separate entrances and separate laundry. The expansive front porch greets guests and entices peaceful morning coffees. Open to each other the front-facing living and dining rooms are perfect for entertaining and relaxing alike with updated flooring, a neutral colour pallet and oversized bayed windows streaming in natural light. Beautifully updated, the kitchen inspires culinary adventures with stone countertops, stainless steel appliances, full-height cabinets, a centre island with seating and a breakfast nook perched under the huge picture window framing backyard views. A stylish powder room handily completes the main level. The sophisticated design is continued onto the upper level with 3 spacious bedrooms including the primary oasis complete with its own private ensuite, no need to share with the kids! Convenient laundry is also on this level. A separate entrance leads to the stylish illegal basement suite with a full kitchen boasting full-height cabinets, stainless steel appliances and clear sightlines into the living room for excellent connectivity. The bedroom is huge with a large window and great access to the 4-piece bathroom. Numerous ways to enjoy the great outdoors in the sunny west-facing backyard - on the large deck, in the soothing hot tub or ga...

Kitchen 14.92 Ft x 8.83 Ft

Recreational, Games room 14.92 Ft x 11.67 Ft

Furnace 9.08 Ft x 9.25 Ft

Bedroom 14.92 Ft x 8.83 Ft

4pc Bathroom Measurements not available

Living room 14.08 Ft x 23.33 Ft

Dining room 15.92 Ft x 6.42 Ft

2pc Bathroom Measurements not available

Primary Bedroom 12.17 Ft x 14.08 Ft

Bedroom 9.92 Ft x 10.83 Ft

Bedroom 13.67 Ft x 10.00 Ft

3pc Bathroom Measurements not available

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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eXp Realty



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Kitchen 12.08 Ft x 12.75 Ft

4pc Bathroom Measurements not available