



## 2217 42 Street Calgary Alberta

\$699,999

Click brochure link for more details\*\*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 oversized 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 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 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. (id:6769)

Kitchen 4.58 Ft x 6.58 Ft  
 Other 10.67 Ft x 11.17 Ft  
 2pc Bathroom .00 Ft x .00 Ft  
 Dining room 14.00 Ft x 13.08 Ft  
 Living room 13.08 Ft x 10.33 Ft  
 Other 6.50 Ft x 10.00 Ft  
 Bonus Room 13.00 Ft x 12.92 Ft  
 Bedroom 12.75 Ft x 9.92 Ft  
 Bedroom 9.75 Ft x 12.75 Ft  
 4pc Bathroom .00 Ft x .00 Ft

Laundry room 6.00 Ft x 8.50 Ft  
 Primary Bedroom 12.00 Ft x 13.58 Ft  
 4pc Bathroom .00 Ft x .00 Ft  
 Bedroom 11.00 Ft x 9.33 Ft  
 4pc Bathroom .00 Ft x .00 Ft  
 Laundry room 9.08 Ft x 3.92 Ft  
 Eat in kitchen 8.75 Ft x 13.00 Ft  
 Family room 9.50 Ft x 17.92 Ft  
 Bedroom 12.00 Ft x 9.17 Ft

Listing Presented By:



Originally Listed by:  
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### RE/MAX Realty Professionals

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