



2217 42 Street Calgary Alberta

\$689,000

WELCOME TO 2217 42 STREET SE - A BRAND NEW, THOUGHTFULLY DESIGNED DUPLEX OFFERING OVER 2,700 SQ FT OF MODERN LIVING! From the moment you walk in, you'll notice the SPACE and NATURAL LIGHT. This EAST-TO-WEST oriented home is bright from sunrise to sunset and includes TWO LIVING ROOMS, a BONUS ROOM, and GENEROUSLY SIZED BEDROOMS throughout -- giving your family all the room it needs to live and grow. The main floor showcases an OPEN-CONCEPT DESIGN with a MODERN KITCHEN, QUARTZ COUNTERTOPS, HIGH-END STAINLESS-STEEL APPLIANCES, and a large CENTER ISLAND -- perfect for entertaining guests or hosting family dinners. Upstairs, the PRIMARY SUITE is your private retreat -- featuring a HIS & HERS 4-PIECE ENSUITE BATH, complete with dual vanities, a sleek glass shower, and elegant finishes. Two additional bedrooms, a full bathroom, and a BONUS ROOM complete the upper level, creating the perfect mix of function and comfort. Downstairs, enjoy the flexibility of a FULLY LEGAL 2-BEDROOM SUITE with its own KITCHEN, LAUNDRY, and PRIVATE SIDE ENTRANCE -- a perfect MORTGAGE HELPER or private living space for extended family. Outside, you'll find a DOUBLE DETACHED GARAGE and a location that can't be beat -- steps from major roadways, local AMENITIES, SCHOOLS, SHOPPING, and just minutes to DOWNTOWN CALGARY. This home combines MODERN STYLE, SPACIOUS LAYOUTS, and SMART DESIGN -- making it a must-see for anyone seeking both VALUE and VERSATILITY. COME SEE WHY THIS HOME STANDS OUT ABOVE THE REST! (id:6769)

Bedroom 9.33 Ft x 11.00 Ft
Laundry room 3.92 Ft x 9.08 Ft
4pc Bathroom 9.33 Ft x 4.92 Ft
Other 13.00 Ft x 8.75 Ft
Family room 17.92 Ft x 9.50 Ft
Bedroom 9.17 Ft x 12.00 Ft
Furnace 19.92 Ft x 5.67 Ft
Kitchen 6.58 Ft x 4.58 Ft

Other 8.67 Ft x 17.00 Ft
Dining room 13.08 Ft x 14.00 Ft
Living room 10.33 Ft x 13.08 Ft
Other 10.00 Ft x 6.50 Ft
Bonus Room 12.92 Ft x 13.00 Ft
Bedroom 9.92 Ft x 12.75 Ft
Bedroom 12.75 Ft x 9.75 Ft
4pc Bathroom 6.00 Ft x 8.67 Ft

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Listing Presented By:



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Century 21 Bravo Realty

RE/MAX Realty Professionals

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Other 11.17 Ft x 10.67 Ft

Laundry room 8.50 Ft x 6.00 Ft

2pc Bathroom 6.92 Ft x 6.00 Ft