

# \$389,000 - 2205 42 Street Se, Calgary

MLS® #A2159669

**\$389,000**

6 Bedroom, 2.00 Bathroom, 1,134 sqft  
Residential on 0.07 Acres

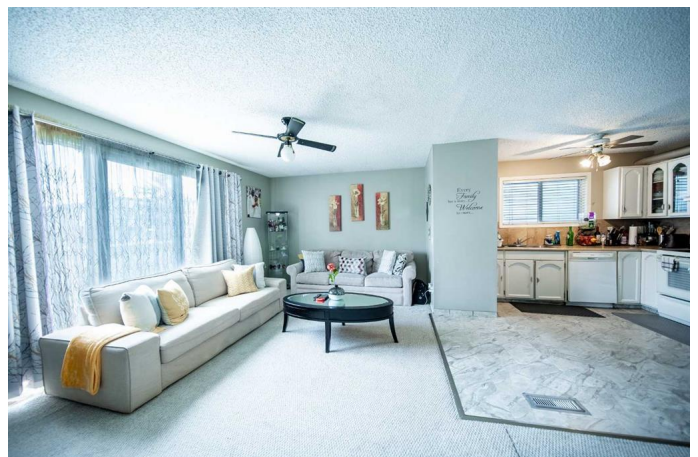
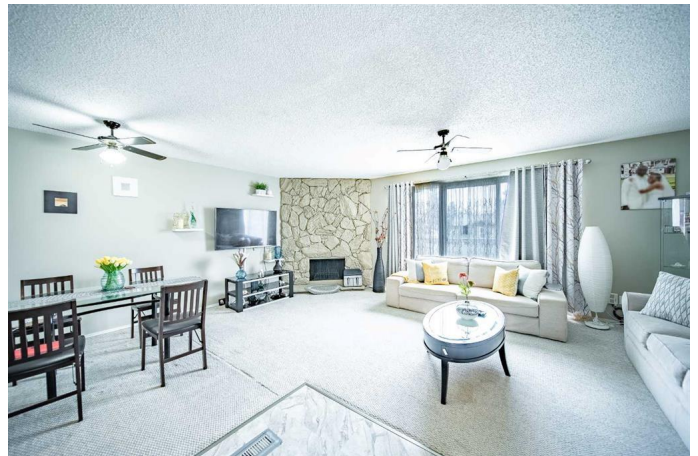
Forest Lawn, Calgary, Alberta

1134 SF Illegal Suite Bi-Level, Separate Entrance, Newer Shingles, 6 bedrooms, 2 bathrooms, 2 Newer Furnaces, 2 Hot Water Tank, updated main floor and basement windows. Live up and rent down. Great value for a bi-level duplex with a separate entrance for the basement illegal suite! The main floor features 3 bedrooms, a 4-piece bathroom, and a large open living room. The basement is fully developed with a 4-piece bathroom and flex/living room, which makes plenty of space for your entertaining needs, 3 bedrooms, and a kitchen. The basement will need some renovation. Perfect for the Investor or First Time Buyer.

Built in 1979

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2159669               |
| Price          | \$389,000              |
| Sold Price     | \$450,000              |
| Bedrooms       | 6                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,134                  |
| Acres          | 0.07                   |
| Year Built     | 1979                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Bi-Level, Side by Side |



|        |      |
|--------|------|
| Status | Sold |
|--------|------|

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2205 42 Street Se |
| Subdivision | Forest Lawn       |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2B 1G4           |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

### Interior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                      |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Washer/Dryer |
| Heating           | Forced Air                                           |
| Cooling           | None                                                 |
| Fireplace         | Yes                                                  |
| # of Fireplaces   | 1                                                    |
| Fireplaces        | Gas                                                  |
| Has Basement      | Yes                                                  |
| Basement          | Finished, Full                                       |

### Exterior

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

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | August 21st, 2024   |
| Date Sold      | September 6th, 2024 |
| Days on Market | 16                  |
| Zoning         | R-C2                |
| HOA Fees       | 0.00                |

### Listing Details

Listing Office

CIR Realty

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