

# \$469,900 - 2235 42 Street Se, Calgary

MLS® #A2254407

**\$469,900**

4 Bedroom, 2.00 Bathroom, 835 sqft

Residential on 0.14 Acres

Forest Lawn, Calgary, Alberta

This well-maintained and spacious detached home is situated on a generous 50x122 ft lot and offers 4 bedrooms, 2 full bathrooms, and a fully finished basement with a separate entrance and an illegal suite.

The main floor boasts a bright and inviting living room, a functional kitchen, and 2 generously sized bedrooms. Downstairs, youâ€™ll find 2 additional bedrooms, a full bathroom, a second kitchen, and a comfortable living areaâ€”ideal for extended family, guests, or excellent rental potential.

Perfectly located in the heart of Forest Lawn, this property is just steps away from schools, parks, shopping, and transit. Whether youâ€™re an investor, first-time buyer, or simply looking for a solid home on a fantastic lot, this is an opportunity you wonâ€™t want to miss!

Built in 1956

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2254407  |
| Price          | \$469,900 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 835       |
| Acres          | 0.14      |



|            |             |
|------------|-------------|
| Year Built | 1956        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2235 42 Street Se |
| Subdivision | Forest Lawn       |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2B 1G4           |

### Amenities

|                |                          |
|----------------|--------------------------|
| Parking Spaces | 3                        |
| Parking        | Alley Access, Off Street |

### Interior

|                   |             |
|-------------------|-------------|
| Interior Features | See Remarks |
| Appliances        | See Remarks |
| Heating           | Forced Air  |
| Cooling           | None        |
| Has Basement      | Yes         |
| Basement          | Full, Suite |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Private Yard         |
| Lot Description   | Back Lane, Back Yard |
| Roof              | Asphalt Shingle      |
| Construction      | Wood Frame           |
| Foundation        | Poured Concrete      |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 9th, 2025 |
| Days on Market | 54                  |
| Zoning         | R-CG                |

### Listing Details

Listing Office

RE/MAX Realty Professionals

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