

\$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	40
Zoning	R-CG

Listing Details

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