

121 42 Avenue NE
Calgary, Alberta

MLS # A2307983



\$999,999

Division:	Highland Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,855 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air, Other	Water:	-
Floors:	Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Quartz Counters, See Remarks, Separate Entrance		

Inclusions: None

Welcome to this brand new luxury semi-detached infill located in the highly desirable inner-city community of Highland Park and close to Downtown! Offering approximately 1,855 sq ft. above grade plus a fully developed WALKOUT legal basement suite, this stunning home perfectly blends modern design, functionality, and income potential. The open-concept main floor features soaring 9-ft ceilings, oversized windows, elegant finishes, and a chef-inspired kitchen complete with premium cabinetry, quartz countertops, large island, and stainless steel appliances. The spacious living and dining areas are perfect for entertaining and everyday living. Upstairs you’ll find a luxurious primary bedroom with a spa-inspired ensuite and walk-in closet, along with 2 additional bedrooms, bonus room, a full bathroom, and convenient upper floor laundry. The fully developed legal 2 bedroom WALKOUT basement suite offers a separate entrance, its own kitchen, laundry, and excellent mortgage-helper potential. Enjoy outstanding views from the balcony and front-facing exposure overlooking Deerfoot Trail and the Calgary International Airport, offering a unique and open city-view experience. Additional highlights include modern exterior finishes, front balcony, large rear deck/patio space, and a detached double garage. Ideally situated close to downtown, Centre Street, schools, parks, shopping, transit, grocery stores and major roadways. Exceptional opportunity to own a beautifully crafted new infill in a rapidly growing inner-city location! **ATTENTION FIRST-TIME HOME BUYERS:** You could qualify for up to a 100% GST rebate on this new home! Enquire today to find out more!