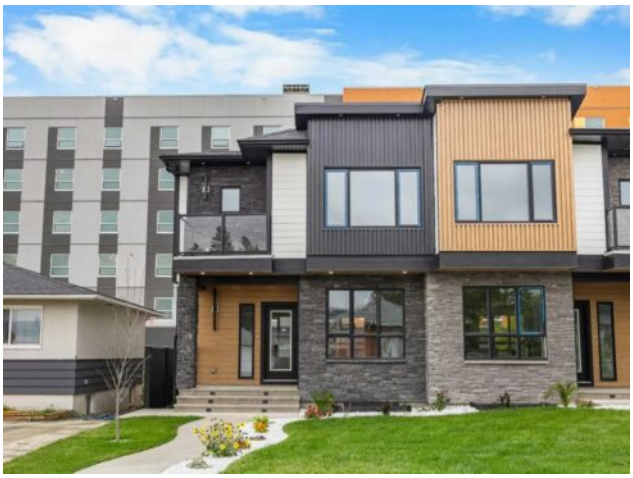
587-899-3773
justin@realtyaces.ca

121 42 Avenue NE
Calgary, Alberta

MLS # A2346190



$879,900

Division:	Highland Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,847 sq.ft.	**Age:**	2026 (0 yrs old)
Beds:	5	**Baths:**	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, City Lot, Cul-De-Sac, Front Yard, Landscaped, Rectangular Lot, V		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Composite Siding, Stone, Wood Frame	**Zoning:**	R-C2
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Soaking Tub, Walk-In Closet(s)		
Inclusions:	Basement Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer, Dryer		

BRAND NEW 2026 INFILL WITH A LEGAL WALKOUT SUITE! Set on a quiet Cul-de-sac in Highland Park, this 2-storey home offers 3+2 Bedrooms and 3.5 Bathrooms, with the Highland Park off-leash dog park diagonally across the street for easy daily walks. Built with quality that goes beyond the finishes, the home features Triple-Pane Windows throughout, a Class 4 hail-resistant roof, Smart Toilets in every bathroom, and 9 ft ceilings on all three levels. Step inside to a bright, open-concept Main Level finished with Luxury Vinyl Plank flooring. The Living Room offers a welcoming place to relax and flows naturally into the Kitchen, the true centrepiece of the home, featuring a waterfall-edge centre island with quartz countertops and matching backsplash, along with a Frigidaire Professional stainless steel appliance package including a gas cooktop, built-in wall oven, microwave, dishwasher, and wine fridge. A convenient pot-filler faucet and ample cabinetry provide excellent function for everyday cooking and entertaining. The Family Room is anchored by an electric fireplace with custom built-in shelving, while the Dining Room, finished with an accent wall, opens to a generous Deck with gas hookup for summer BBQs. The Upper Level offers 3 Bedrooms, 2 full bathrooms, and a Bonus Room suited to movie nights or a Home Office. The Primary Bedroom features an accent wall, its own private balcony, a Walk-In Closet with custom organizer, and a beautifully designed 5pc Ensuite with double vanity, freestanding soaker tub, and an extra-large steam shower with rain shower head and built-in seat. Two additional Bedrooms, each with custom closets, share a 4pc bathroom, while convenient upper-level stacked laundry completes this level. The fully finished LEGAL 2-Bedroom Walkout Suite features its own private entrance, modern Kitchen, combined living and dining area,

3pc bathroom, and separate laundry, offering rental potential or private space for extended family and guests. The backyard Patio offers space to relax and entertain, while a high-ceiling Double Detached Garage with back lane access and professionally finished concrete complete the exterior. Additional highlights include integrated LED accent lighting in the Kitchen, Living Room ceiling, stairway, and bathroom under-cabinets, plus a Security Camera rough-in with all wiring completed. Located just a block from Centre Street in the heart of Highland Park, this home offers everyday convenience at your doorstep, with quick access to Downtown, MAX Green bus rapid transit, and the shops and services along the Centre Street corridor. Edmonton Trail and McKnight Boulevard are nearby for easy commuting, while Confederation Park, Buchanan Elementary, and James Fowler High School are all close by, making this a well-connected location where nearly everything you need is within minutes.

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