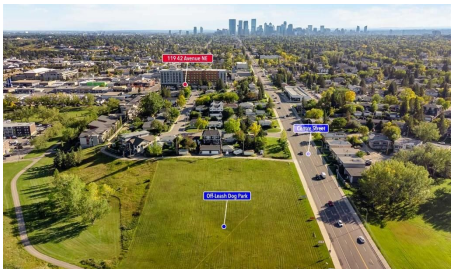
119 42 Avenue NE

Calgary | Active | MLS® A2347592

$879,900









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**2026**	**1,847 sq. ft.**

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403-830-5152 | tiwana@maltiwana.ca

Listed by Jessica Chan Real Estate & Management Inc.

A closer look

BRAND NEW 2026 INFILL WITH A LEGAL WALKOUT SUITE! Set on a quiet Cul-de-sac in Highland Park, this 2-storey Half Duplex offers 3+2 Bedrooms, 3.5 Bathrooms, and 1,847 sq.ft. of above-grade living space, plus a 713 sq.ft. LEGAL Walkout Suite. The Highland Park off-leash dog park sits diagonally across the street. Built to last, 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 showcasing herringbone Luxury Vinyl Plank flooring. The Dining Room at the front of the home, framed by LED ceiling accent lighting, flows naturally into the Kitchen. As the true centrepiece of the home, the Kitchen features a waterfall-edge quartz Island, full-height matching backsplash, two-tone cabinetry accented by a pair of glass-front display cabinets, gold accents, and a Frigidaire Professional Stainless Steel appliance package with gas cooktop, built-in wall oven, microwave, dishwasher, and wine fridge. A Pot Filler faucet above the cooktop adds a practical touch. At the back, the Living Room is anchored by an electric fireplace with a full-height tile surround and floating shelves, and opens to a generous Deck with gas hookup and stairs to the backyard.

The Upper Level boasts a Bonus Room suited to movie nights or a Home Office. The Primary Bedroom features a panelled accent wall, a private balcony, and a Walk-In Closet with custom organizer. Through a barn door, the spa-inspired 5pc Ensuite showcases fluted wood-look tile walls, a floating double vanity, freestanding soaker tub, and an extra-large glass steam shower with rain shower, body jets, and built-in bench. Two additional Bedrooms, each with custom closets, share a 4pc bathroom, and 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 covered 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 a wood-and-metal staircase with LED step lighting, LED accent lighting in the Kitchen and bathrooms, and a fully wired Security Camera rough-in.

Located just a block from Centre Street, this home offers quick access to Downtown, MAX Green bus rapid transit, and Centre Street shops and services. Confederation Park, Buchanan Elementary, and James Fowler High School are all close by, and with Edmonton Trail and McKnight Boulevard nearby for easy commuting, nearly everything you need is within minutes.

Property details

Status	Active
Prop. Type	Residential

MLS® Num	A2347592
Bedrooms	5
Bathrooms	4
Year Built	2026
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,847 sq. ft.
Main Level Finished Area:	831 sq. ft.
Upper Level Finished Area:	1,016 sq. ft.
Below Grade Finished Area:	713 sq. ft.
Lot Area:	5,672 sq. ft.
Lot Frontage:	25'
Front Exposure:	North
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	8
Year built:	2026 (Age: 0)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3

Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	5360HA
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry, Walk Out
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Composite Siding, Metal Siding, Stone, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Tile, Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Electric, Living Room
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement, Multiple Locations, Upper Level
City Quadrant:	Northeast
Community:	Highland Park (Calgary)

Appliances:	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Wine Refrigerator
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Living Room · 12'1" × 9'11" ·
Main Floor	Dining Room · 14'2" × 9'11" ·
Main Floor	Kitchen · 16'11" × 10'5" ·
Main Floor	Family Room · 13'11" × 10' ·
Upper Level	Bonus Room · 15'2" × 10'3" ·
Upper Level	Bedroom - Primary · 13'5" × 12'8" ·
Upper Level	Bedroom · 10'5" × 8'9" ·
Upper Level	Bedroom · 10'11" × 9'3" ·
Basement	Living/Dining Room Combination · 16'2" × 9'8" ·
Basement	Kitchen · 9'10" × 7'11" ·
Basement	Bedroom · 11'3" × 9' ·
Basement	Bedroom · 9'11" × 9'7" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Soaking Tub, Walk-In Closet(s)
Exterior Features:	BBQ gas line
Patio And Porch Features:	Balcony(s), Deck, Patio
Lot Features:	Back Lane, City Lot, Cul-De-Sac, Front Yard, Landscaped, Rectangular Lot, Views
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone CC

Zoning:	R-CG
Listed Date:	Sep 24, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/119-42-avenue-ne-calgary-a2347592/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 10:05 AM (UTC)

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.