19725 42 Street SE

Calgary | Active | MLS® A2358932

$655,600









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2026**	**1,650.83 sq. ft.**

Your next move starts with a conversation.

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Listed by Charles

A closer look

Introducing 19725 42 Street SE, a unique slope-adaptive Laurel model by Brookfield Residential, ideally located in the amenity-rich community of Seton. Offering 1,650 sq. ft. of beautifully designed above-grade living space, this left-side duplex features 3 bedrooms and 2.5 bathrooms, plus a fully developed legal 1-bedroom, 1-bathroom basement suite with a private entrance-delivering an ideal combination of modern style, functional family living, flexibility, and valuable suite potential. The main level welcomes you with an open-concept design that creates an effortless flow between the great room, dining area and kitchen. At the heart of the home, the kitchen features a large central island, and a chimney-style hood fan, creating a functional and inviting space for everyday meals and entertaining. The spacious great room sits at the front of the home with direct access to a private front deck, extending the living space outdoors. A mudroom and convenient powder room complete the main level. On the upper level, the primary bedroom offers a private retreat complete with a walk-in closet and 4-piece ensuite. Two additional bedrooms are positioned alongside a full bathroom, while a central bonus room provides valuable additional living space for movie nights, a play area or home office. Convenient upper-floor laundry completes this well-planned level. The developed lower level adds even greater versatility with a fully legal 1-bedroom suite, featuring its own kitchen, living area, bedroom, walk-in closet and full bathroom. With dedicated front garden access, the suite feels like an intentional extension of the home rather than an afterthought. One of this property’s most distinctive features is its two separate front outdoor living spaces. The elevated deck is accessed directly from the main floor, while the lower-level suite opens onto its own front patio, creating a unique multi-level outdoor experience and added separation between the two living areas. The slope-adaptive architecture gives the home a striking street presence while maximizing the functionality of the lower level. Additional upgrades include railings, knockdown ceilings, a gas line for the BBQ and included washer/dryer. Peace of mind comes standard with coverage from both Brookfield’s builder warranty and Alberta New Home Warranty. Designed with Brookfield’s Healthier Homes features, this home offers a thoughtfully enhanced living environment with a reverse osmosis water filtration system, advanced radon mitigation, a high-efficiency furnace equipped with an antibacterial UV light and carbon filtration, and low-VOC building materials throughout. Situated just minutes from the South Health Campus, Seton YMCA, shopping, restaurants, entertainment, and major commuter routes, this home delivers the perfect blend of modern comfort, convenience, and investment potential in one of Calgary’s most sought-after communities. *Please note: Photos are from a similar model.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358932
Bedrooms	4
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:	1,650.83 sq. ft.
Main Level Finished Area:	792 sq. ft.
Upper Level Finished Area:	858.83 sq. ft.
Below Grade Finished Area:	635 sq. ft.
HOA Fee Frequency:	Annually
Lot Area:	2,398 sq. ft.
Lot Frontage:	22'1¾"
Front Exposure:	Northeast
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	2026 (Age: 0)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1

Plan:	0
Heating:	Forced Air
Basement:	Full, Finished, Separate/Exterior Entry, Walk Up
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Tile, Vinyl
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Parking Pad
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Lower Level, Multiple Locations, Upper Level
HOA Fee:	$430.00
City Quadrant:	Southeast
Community:	Seton
Amenities:	None
Appliances:	Dishwasher, Dryer, Microwave, Range, Range Hood, Refrigerator, Washer
Inclusions:	SUITE APPLIANCES - Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove, Washer.
Restrictions:	None Known
Main Floor	Great Room · 14' × 12' ·

Main Floor	Dining Room · 14' × 12' ·
Upper Level	Bonus Room · 12' × 11'10" ·
Upper Level	Bedroom - Primary · 15'3" × 11'10" ·
Upper Level	Bedroom · 11'5" × 8'6" ·
Upper Level	Bedroom · 10'2" × 8'3" ·
Upper Level	Laundry · Measurements not available ·
Lower Level	Living/Dining Room Combination · 12'8" × 10'9" ·
Lower Level	Bedroom · 11'4" × 10'9" ·
Lower Level	Laundry · Measurements not available ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	BBQ gas line, Private Entrance, Private Yard
Patio And Porch Features:	Deck, Patio
Lot Features:	Back Lane, Back Yard, Front Yard, Interior Lot, Private, Rectangular Lot
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	R-G
Listed Date:	Nov 17, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/19725-42-street-se-calgary-a2358932/

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