3531 42 Street NE

Calgary | Active | MLS® A2340557

$379,900









Bedrooms	Bathrooms	Year Built	Living area
4	**2**	**1979**	**907.21 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Comox Realty

A closer look

A rare opportunity in a fantastic location! This inviting semi-detached home offers 4 bedrooms, 2 full baths, and a bright comfortable layout, with large windows that fill the home with natural light. The fully developed illegal basement suite features large windows, a full bath and a kitchen, providing excellent flexibility for a growing family, extended family, or a live-up/rent-down setup. Step outside to a private backyard with mature fruit trees-perfect for kids, pets, gardening, and summer gatherings. Located directly across from an elementary school, this home offers everyday convenience with transit, C-train, hospital, shopping, and amenities all nearby. Whether you're a first-time buyer looking to build equity, a growing family needing more space, or an investor seeking rental potential, this is the property for you!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2340557
Bedrooms	4
Bathrooms	2
Year Built	1979
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Attached-Side by Side, Bungalow
Total Living Area:	907.21 sq. ft.
Main Level Finished Area:	907.21 sq. ft.
Below Grade Finished Area:	845.05 sq. ft.
Lot Area:	3,003 sq. ft.

Lot Frontage:	30'1"
Front Exposure:	East
Floor Location:	Other
Entry Level:	1
Levels:	One
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	1979 (Age: 47)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	1
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	7810991
Heating:	Forced Air
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Ceramic Tile, Laminate, Linoleum
Cooling:	None
Fireplaces:	0

Garage:	No
Parking:	Driveway, Off Street, On Street, Parking Pad
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
City Quadrant:	Northeast
Community:	Whitehorn
Appliances:	Dishwasher, Dryer, Electric Stove, Freezer, Refrigerator
Inclusions:	n/a
Restrictions:	None Known
Main Floor	Living Room · 15'3" × 11'10" ·
Main Floor	Dining Room · 11' × 10' ·
Main Floor	Kitchen · 9'7" × 7'11" ·
Main Floor	Bedroom · 12'9" × 7'7" ·
Main Floor	Bedroom · 9'7" × 7'10" ·
Main Floor	Bedroom - Primary · 11'3" × 9'4" ·
Lower Level	Bedroom · 14'9" × 9'10" ·
Lower Level	Den · 10'6" × 8' ·
Lower Level	Kitchen · 10' × 9'5" ·
Lower Level	Breakfast Nook · 10'6" × 10'1" ·
Title to Land:	Fee Simple
Community Features:	Other
Interior Features:	Open Floorplan
Exterior Features:	Other
Patio And Porch Features:	Other
Lot Features:	Back Lane, Back Yard, Fruit Trees/Shrub(s)

Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	R-CG
Listed Date:	Sep 17, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3531-42-street-ne-calgary-a2340557/

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