529 42 Street SE

Calgary | Active | MLS® A2352631

$334,900









Bedrooms	Bathrooms	Year Built	Living area
4	**2**	**1972**	**820.81 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

A promising opportunity in the established community of Forest Heights, this bi-level duplex offers a functional layout with four bedrooms and two bathrooms. The main level welcomes you with a bright, generously sized living room, complemented by a separate dining area and cozy kitchen. Two bedrooms and a full bathroom complete the upper floor. The lower level features two additional bedrooms, a recently updated bathroom, a laundry room, a utility room, and a versatile recreation area. Outside, an extended driveway offers ample off-street parking, while the gated yard opens to a private backyard surrounded by mature trees and fencing. A storage shed provides additional space for tools and seasonal items. Offering plenty of potential for renovation and personalization, this property is a great option for buyers looking to add value and make a home their own. Conveniently located near shopping, schools, parks, public transit, and everyday amenities.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2352631
Bedrooms	4
Bathrooms	2
Year Built	1972
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, Bi-Level
Total Living Area:	820.81 sq. ft.
Below Grade Finished Area:	795.44 sq. ft.
Lot Area:	3,153 sq. ft.

Lot Frontage:	31'7¼"
Front Exposure:	East
Entry Level:	1
Levels:	One
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	1972 (Age: 54)
Bedrooms:	4 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	2
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	520LK
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame, Wood Siding
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Laminate, Linoleum
Cooling:	None
Fireplaces:	0
Garage:	No

Parking:	Parking Pad
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
City Quadrant:	Southeast
Community:	Forest Heights
Appliances:	Microwave, Refrigerator, Stove(s), Washer/Dryer
Inclusions:	Shed, living room tv
Restrictions:	None Known
Main Floor	Bedroom · 10'6" × 9' ·
Main Floor	Dining Room · 9'11" × 8' ·
Main Floor	Foyer · 6'6" × 4'1" ·
Main Floor	Kitchen · 8'10" × 8' ·
Main Floor	Living Room · 18'8" × 10'11" ·
Main Floor	Bedroom - Primary · 13'10" × 9'11" ·
Basement	Bedroom · 10' × 9'4" ·
Basement	Bedroom · 13'2" × 8'9" ·
Basement	Laundry · 8' × 5'11" ·
Basement	Game Room · 18'7" × 11'2" ·
Basement	Furnace/Utility Room · 13'7" × 9'2" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Ceiling Fan(s)
Exterior Features:	Private Yard
Patio And Porch Features:	None

Lot Features:	Back Yard, Treed
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone E
Zoning:	R-C2
Listed Date:	Oct 21, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/529-42-street-se-calgary-a2352631/

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