

\$589,900 - 1835 42 Street Se, Calgary

MLS® #A2268922

\$589,900

6 Bedroom, 2.00 Bathroom, 928 sqft

Residential on 0.14 Acres

Forest Lawn, Calgary, Alberta

Welcome to 1835 42 Street SE. This property features a City of Calgaryâ€“approved legal secondary suite, offering a practical and flexible living arrangement. The main floor includes 3 bedrooms and 1 bathroom, with an open-concept kitchen and living area that provides a comfortable and functional layout. The lower level also offers 3 bedrooms and 1 bathroom, with its own separate entrance, supporting privacy between the two living spaces.

The home was refinished in 2020, including interior updates and laminate flooring throughout the main living areas. The main floor provides approximately 928.4 sq.ft., situated on a 6,096 sq.ft. lot. The property includes both a single detached garage and a rear RV parking pad, offering valuable additional parking or storage options. There is also dedicated storage space at the back of the property for tools, equipment, and seasonal items.

Zoned MC-1, this parcel provides long-term land use and redevelopment flexibility under the current municipal framework (buyers are encouraged to verify planning and development options directly with the City of Calgary). Its position places it near 17 Avenue SE, providing straightforward access to transit, shopping, groceries, dining, and key commuter routes such as Deerfoot Trail.

This property offers versatile living potential,



suitable for those seeking multi-generational living arrangements or buyers looking for a home that can support separate living spaces.

Built in 1956

Essential Information

MLS® #	A2268922
Price	\$589,900
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	928
Acres	0.14
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	1835 42 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 1G1

Amenities

Parking Spaces	2
Parking	Single Garage Detached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Open Floorplan, Quartz Counters, Storage
Appliances	Dishwasher, Electric Oven, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None

Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Other
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 10th, 2025
Days on Market	9
Zoning	MC-1

Listing Details

Listing Office	TrustPro Realty
----------------	-----------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.