

\$810,900 - 360 Calhoun Common Ne, Calgary

MLS® #A2067174

\$810,900

4 Bedroom, 4.00 Bathroom, 2,268 sqft

Residential on 0.07 Acres

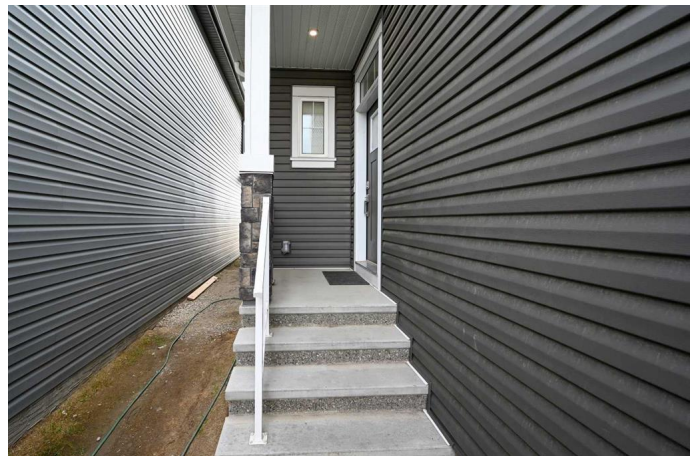
Livingston, Calgary, Alberta

This stunning 2-storey home with an impressive 2,268 sqft of living space, located in the desirable Livingston subdivision. This home offers a perfect blend of functionality and elegance, making it an ideal retreat for you and your family.

As you step through the inviting foyer, you're greeted by an elegant living room, perfect for relaxation and entertaining. Adjacent to the living room, a versatile office space provides a private retreat for work or study. The main floor also boasts a modern kitchen adorned with a convenient kitchen island, allowing for culinary creativity to flow effortlessly. The adjacent dining area offers a seamless transition for hosting gatherings, while a well-appointed 2pc bathroom ensures convenience for guests. An additional office on the main floor caters to the need for a dedicated workspace.

Venturing to the upper level, you'll discover a luxurious primary bedroom featuring a 5pc ensuite bathroom and a walk-in closet, creating a serene oasis for comfort and privacy. Two more spacious bedrooms provide ample accommodation and are serviced by a well-appointed 4pc bathroom. A family room on this level offers an ideal space for relaxation and entertainment, while a designated laundry area adds to the functional convenience of this floor.

The basement features a LEGAL SUITE that adds value and versatility to this home. It



includes a bedroom, a 4pc bathroom, a cozy living room, and a fully equipped kitchen. A separate utility room and laundry facilities enhance the self-contained living experience.

This exceptional home is complete with a double attached garage, providing shelter for vehicles and additional storage space. The Livingston subdivision offers a vibrant community atmosphere, close to essential amenities, parks, and transportation routes, making it an ideal location for modern living.

Livingston is a sought-after community known for its amenities and family-friendly environment. Enjoy access to nearby parks, green spaces, and walking trails, perfect for outdoor enthusiasts. The community's prime location offers easy access to schools, shopping centers, restaurants, and major transportation routes, making daily life a breeze.

This captivating home promises a contemporary lifestyle with ample space, BACKS ONTO GREEN SPACE, modern conveniences, and the potential for a secondary income source through the LEGAL BASEMENT SUITE. Don't miss the opportunity to make this your dream home and embrace the vibrant community. Schedule your visit today and experience the best of modern living!

Built in 2022

Essential Information

MLS® #	A2067174
Price	\$810,900
Sold Price	\$805,000
Bedrooms	4
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	2,268
Acres	0.07
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	360 Calhoun Common Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1T2

Amenities

Amenities	Playground, Recreation Facilities
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Smart Home, Soaking Tub, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	None
Lot Description	Back Yard, Backs on to Park/Green Space, Cleared, Front Yard, Interior Lot, No Neighbours Behind, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 13th, 2023
Date Sold	October 26th, 2023
Days on Market	74
Zoning	R-G
HOA Fees	400.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	URBAN-REALTY.ca
----------------	-----------------

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.