

# \$784,700 - 65 Calhoun Crescent Ne, Calgary

MLS® #A2114776

**\$784,700**

3 Bedroom, 3.00 Bathroom, 2,266 sqft  
Residential on 0.08 Acres

Livingston, Calgary, Alberta

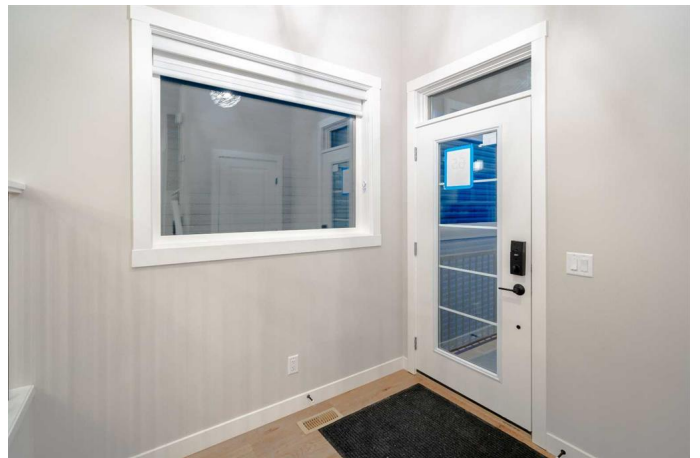
Welcome to your dream home! Nestled in a vibrant community of Livingston, this stunning 3-bedroom, 2.5-bathroom residence boasts 2265 square feet of luxurious living space.

Step inside and be greeted by an inviting open floor plan, perfect for entertaining guests or simply enjoying family time. The spacious living room offers ample room to relax and unwind, while the gourmet kitchen is a chef's delight, featuring modern appliances, sleek countertops, and abundant storage space.

Ascend to the second level and discover a sprawling bonus room with vaulted ceilings, providing endless possibilities for a home office, game room, or cozy retreat. Step out onto the balcony and savor the picturesque views of the neighbourhood.

On the third level, retreat to the primary bedroom suite, complete with a lavish ensuite bathroom and ample closet space. Two additional bedrooms provide comfortable accommodations for family members or guests, while a convenient laundry room adds practicality to everyday living.

Conveniently located near the airport and with a future shopping centre opening soon, this home offers both convenience and lifestyle. Don't miss the opportunity to make this your own slice of paradise!



Built in 2023

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2114776      |
| Price          | \$784,700     |
| Sold Price     | \$784,700     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 2,266         |
| Acres          | 0.08          |
| Year Built     | 2023          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 3 Level Split |
| Status         | Sold          |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 65 Calhoun Crescent Ne |
| Subdivision | Livingston             |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3P 1X8                |

**Amenities**

|                |                                           |
|----------------|-------------------------------------------|
| Amenities      | Recreation Facilities                     |
| Parking Spaces | 4                                         |
| Parking        | Concrete Driveway, Double Garage Attached |

**Interior**

|                   |                                                                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings                                                                                  |
| Heating           | Forced Air                                                                                                                                                                                          |
| Cooling           | None                                                                                                                                                                                                |

|                 |                       |
|-----------------|-----------------------|
| Fireplace       | Yes                   |
| # of Fireplaces | 1                     |
| Fireplaces      | Electric, Living Room |
| Has Basement    | Yes                   |
| Basement        | Full, Unfinished      |

## Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Balcony                |
| Lot Description   | Zero Lot Line          |
| Roof              | Asphalt Shingle        |
| Construction      | Concrete, Vinyl Siding |
| Foundation        | Poured Concrete        |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 14th, 2024 |
| Date Sold      | May 10th, 2024   |
| Days on Market | 57               |
| Zoning         | R-G              |
| HOA Fees       | 308.39           |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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