

\$799,900 - 155 Calhoun Crescent Ne, Calgary

MLS® #A2119155

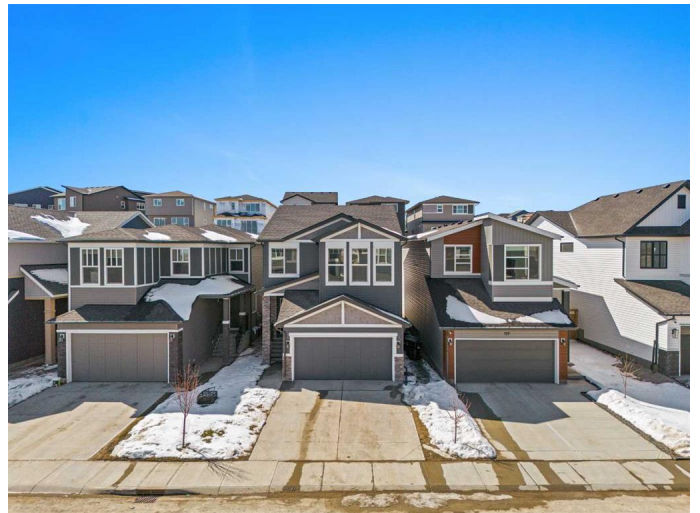
\$799,900

5 Bedroom, 3.00 Bathroom, 2,213 sqft

Residential on 0.08 Acres

Livingston, Calgary, Alberta

OPNE HOUSE: APRIL 07, 2025 2:00PM-4:00PM.....Welcome to this meticulously crafted, fully upgraded dream home nestled within the vibrant community of Livingston. Boasting an impressive 5 bedrooms and 3 full bathrooms, this residence epitomizes modern luxury and practicality. Upon entering, one is immediately struck by the contemporary design and thoughtful layout, meticulously curated with the expertise of professionals. The main floor showcases a seamless fusion of style and functionality, featuring a full-size bedroom and a decadent three-piece bathroom adorned with tiled accents and modern fixtures. The kitchen serves as the heart of the home, equipped with executive appliances including a gas stove, built-in microwave, and hood fan, complemented by a sprawling island, perfect for hosting dinner parties or casual family meals. The adjacent living and dining areas offer a welcoming space for relaxation and entertainment, with patio doors leading to an expansive southwest-facing backyard, ideal for soaking in the sun or enjoying al fresco dining. Ascend to the second floor to discover a well-appointed master suite overlooking the tranquil backyard oasis, complete with a lavish five-piece ensuite featuring a fully tiled shower, dual sinks vanity, luxurious tub, water closet, and a spacious walk-in closet. Three additional generously sized bedrooms and a versatile bonus room complete the second level, providing ample space for family and guests. This home is



replete with additional features, including oversized windows throughout, a separate basement entry, and an unfinished basement with the potential for future development, offering limitless possibilities to customize and expand. Situated within the esteemed community of Livingston, residents enjoy access to an array of amenities within the 35,000 square feet HOA, including tennis courts, a skating rink, basketball court, playgrounds, and an indoor gymnasium, fostering a vibrant and active lifestyle for all ages. With convenient access to major transportation routes, including Stoney Trail and Deerfoot, commuting to downtown Calgary or exploring the surrounding areas is effortless. Additionally, this home is located mere steps away from green space, providing residents with the opportunity to immerse themselves in nature and enjoy outdoor activities right at their doorstep. Don't miss the opportunity to make this extraordinary property your new home. Schedule today for private viewing and experience the epitome of modern living in Livingston.

Built in 2022

Essential Information

MLS® #	A2119155
Price	\$799,900
Sold Price	\$799,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,213
Acres	0.08
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status	Sold
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Community Information

Address	155 Calhoun Crescent Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1Y2

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Tankless Hot Water
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 1st, 2024
Date Sold	April 27th, 2024
Days on Market	24
Zoning	R-G
HOA Fees	467.25
HOA Fees Freq.	ANN

Listing Details

Listing Office Royal LePage Solutions

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