

\$899,900 - 35 Calhoun View Ne, Calgary

MLS® #A2138250

\$899,900

5 Bedroom, 3.00 Bathroom, 2,225 sqft

Residential on 0.10 Acres

Livingston, Calgary, Alberta

Brand new single family home on a conventional lot, walk out basement, back on green space with beautiful open view, and loaded with upgrades. It features 4 bedrooms up and 1 bedroom on the main floor, main floor with 9 feet ceiling and LVP flooring throughout, black faucets and hardware package, Samsung stainless steel appliances, built in microwave, chimney hood fan, upgraded quartz counter top in the kitchen and bathrooms, wrought iron spindles on the stairs, and upgraded lighting fixtures. Upper floor has 4 bedrooms; large master bedroom with beautiful view, large ensuite with double vanity sinks, and separated bathtub and shower, large bonus room with big window, functional laundry room with shelves, and stairs with a window. Main floor with lots of windows, large foyer, large living room, spacious kitchen and dining area, sliding door to large deck with beautiful view. Walk out basement has lots of windows and with bathroom rough in. It closes to playground, shopping, and easy access to major roads. ** 35 Calhoun View NE **

Built in 2024

Essential Information

MLS® #	A2138250
Price	\$899,900
Sold Price	\$850,000
Bedrooms	5



Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,225
Acres	0.10
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	35 Calhoun View Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1T8

Amenities

Amenities	Party Room, Playground, Racquet Courts
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Unfinished, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle

Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 5th, 2024
Date Sold	August 26th, 2024
Days on Market	81
Zoning	R-G
HOA Fees	449.40
HOA Fees Freq.	ANN

Listing Details

Listing Office	Century 21 Bravo 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.