

\$730,000 - 349 Calhoun Common Ne, Calgary

MLS® #A2140137

\$730,000

4 Bedroom, 4.00 Bathroom, 1,828 sqft

Residential on 0.06 Acres

Livingston, Calgary, Alberta

STUNNING 3 BEDROOMS + LEGAL BASEMENT SUITE, LANE HOME WITH SIDE ENTRANCE, AIR CONDITIONER, LOTS OF UPGRADES INCLUDING FURNITURE!!!

Welcome to 349 Calhoun Common NE, Calgary, a spacious detached home boasting 2707 sqft of luxurious living space. The main floor offers an inviting layout, a spacious Living room, a convenient Powder room, Office, Dining room with large Windows creating a bright and airy ambiance throughout for relaxing or entertaining family and friends. The heart of the main floor is the Upgraded Kitchen, with built-in Microwave, built-in Oven, Electric Cook top, Dishwasher, Refrigerator, Chimney hood fan, full height Cabinets, and Pantry.

Upstairs, the primary Bedroom beckons with a spacious layout, a closet, 4-piece ensuite Bathroom, providing a private retreat for homeowners. 2 other Large Bedrooms and closets, a 4-piece Bathroom, Laundry room for convenience, and a large Bonus room completes the upstairs.

Downstairs boasts a 1 BEDROOM LEGAL BASEMENT SUITE with beautiful finishes like vinyl plank Flooring from the separate Side Entrance through the stairs, onto the kitchen, dining and living rooms. The kitchen has beautiful stainless-steel appliances (Refrigerator, Dishwasher, Range, Range Hood, Microwave). This floor also hosts a good-sized Bedroom with a Closet, separate laundry room, a 4-piece bathroom and a



separate Mechanical room with 2 separate furnaces for heating, and HRV for peace of mind. The electrical panel is 200 amps. The house also comes with a front porch, a backyard, and a 2-car gravel parking pad at the back.

This astounding home is in Livingston one of Calgary’s sought after Community.

Livingston is conveniently accessible and connected to the rest of Calgary, with quick access to Stoney Trail, Deerfoot Trail and the Calgary International Airport. The community also has nearby Amenities such as Grocery, Restaurants, Cafes, Parks, and nearby Services such as Schools, Transit, Police, Hospital, Fire Station.

This is the perfect home for you! Please do not miss out on this gorgeous home! Book your showings today!

Built in 2022

Essential Information

MLS® #	A2140137
Price	\$730,000
Sold Price	\$730,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,828
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address 349 Calhoun Common Ne

Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1T2

Amenities

Amenities	None
Parking Spaces	2
Parking	Parking Pad, See Remarks

Interior

Interior Features	Built-in Features, Kitchen Island, Laminate Counters, Pantry, Separate Entrance
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Electric Cooktop, Microwave, Range, Range Hood, Refrigerator, See Remarks, Washer/Dryer, Washer/Dryer Stacked, Window Coverings
Heating	Natural Gas, See Remarks
Cooling	Other
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	BBQ gas line, Lighting
Lot Description	Zero Lot Line
Roof	Asphalt Shingle, Mixed
Construction	Concrete, Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	June 10th, 2024
Date Sold	June 28th, 2024
Days on Market	18
Zoning	R-G
HOA Fees	211.73
HOA Fees Freq.	ANN

Listing Details

Listing Office	D Gees Realty Inc.
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