

\$879,900 - 151 Calhoun Crescent Ne, Calgary

MLS® #A2145385

\$879,900

6 Bedroom, 4.00 Bathroom, 2,300 sqft

Residential on 0.01 Acres

Livingston, Calgary, Alberta

Step into this lovely home with a detached double car garage, sitting near to the Park, With over 3100 sqft of living space, it's perfect for families or those who love to entertain . As you enter, you'll be welcomed by a roomy foyer, providing a warm and inviting atmosphere. The main floor boasts a convenient bedroom, complete with its own full bathroom, offering flexibility for guests or perhaps as a home office. The kitchen is truly the heart of the home, featuring a large island that's perfect for meal prep or casual dining. It's been upgraded with top-of-the-line appliances, stylish quartz countertops, and a generously sized walk in pantry for all your storage needs. Adjacent to the kitchen is a spacious dining area, bathed in natural light from the backyard-facing windows. And for those cozy evenings, there's a living room complete with a fireplace, creating the perfect ambiance for relaxation and gatherings. Upstairs, you'll find even more to love. A versatile loft area offers additional space for movie nights, game days, or simply unwinding with a good book. The primary bedroom is a true retreat, boasting its own ensuite bathroom with a luxurious tub, a standing shower, and a sizable walk-in closet. Two more bedrooms, and den for your kids to play or office space along with another full bathroom and a convenient laundry room, complete the second floor layout. But the surprises don't end there! Venture downstairs to discover a fully finished legal basement suite , complete with two



additional bedrooms, a second kitchen, and a spacious rec room. With its separate entrance, this space offers endless possibilities - whether it's additional living quarters for extended family, a rental opportunity for extra income, or simply a fantastic area for entertaining. Located in a desirable neighborhood of Livingston, this home is surrounded by greenery and boasts a park just steps away. Plus, you'll enjoy easy access to a host of amenities, making it the perfect place to call home.

Built in 2023

Essential Information

MLS® #	A2145385
Price	\$879,900
Sold Price	\$875,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	2,300
Acres	0.01
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	151 Calhoun Crescent Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1Y2

Amenities

Amenities	Clubhouse, Playground, Recreation Facilities
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Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Smart Home, Tankless Hot Water, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Gas Range, Humidifier, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
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
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 28th, 2024
Date Sold	August 26th, 2024
Days on Market	59
Zoning	R-G
HOA Fees	419.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Solutions
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