

\$979,900 - 196 Calhoun Crescent Ne, Calgary

MLS® #A2151013

\$979,900

4 Bedroom, 3.00 Bathroom, 2,296 sqft

Residential on 0.16 Acres

Livingston, Calgary, Alberta

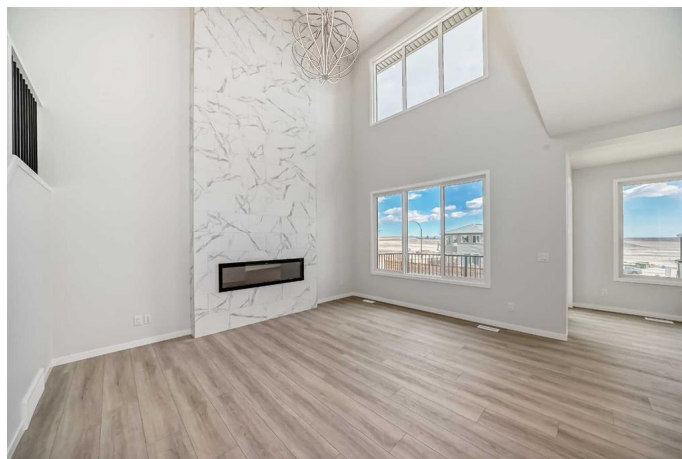
* Please check out the Virtual Tour * Brand new, walk out, fully upgraded, and on a 6759 sqft conventional lot, this is the dream home you are looking for. It features 19 feet open to below high ceiling in the living room, both main and upper floor with 9 feet ceilings, 8 feet doors, quartz counter tops in the kitchen and bathrooms, gas cook top and built in oven and microwave, chimney hood fan, full height cabinets, upgraded lighting fixtures, wrought iron spindle railings, finished stairs to the basement, full height tiles on the fireplace, LVP flooring, and knock down ceiling. Upper floor with 4 bedrooms, large master bedroom, ensuite with double vanity sinks, tiled shower, and large tub, window in the laundry room, bright and open bonus room. Main floor with large living room, lots of windows, open to below, spacious kitchen and breakfast nook, sliding door to large vinyl deck with BBQ gas hook up, good size den, large mud room with sitting bench, and large size double attached garage. Walk out basement with large windows and future bathroom rough in. It closes to playground, shopping, and easy access to all major roads. ** 196 Calhoun Crescent NE **

Built in 2024

Essential Information

MLS® # A2151013

Price \$979,900



Sold Price	\$950,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,296
Acres	0.16
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	196 Calhoun Crescent Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 2G1

Amenities

Amenities	Fitness Center, Racquet Courts, Recreation Room, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Tankless Hot Water, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Tankless Water Heater
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, Tile
Has Basement	Yes
Basement	Full, Walk-Out

Exterior

Exterior Features	Private Entrance
Lot Description	Back Yard, Front Yard, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 19th, 2024
Date Sold	September 21st, 2024
Days on Market	64
Zoning	R-G
HOA Fees	449.40
HOA Fees Freq.	ANN

Listing Details

Listing Office	Century 21 Bravo Realty
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