

# \$741,601 - 311 Calhoun Crescent Ne, Calgary

MLS® #A2177039

**\$741,601**

3 Bedroom, 3.00 Bathroom, 2,229 sqft

Residential on 0.08 Acres

Livingston, Calgary, Alberta

Ready for Immediate Possession. This beautiful brand new home built by Brookfield Residential features over 2,200 square feet of living space over two levels + an unspoiled basement that awaits your imagination! The Purcell 24 model features an open concept main living space, 3 bedrooms, 2.5 bathrooms, a bonus room, upper floor laundry and a double attached garage! The main level of the home has been timelessly finished with white cabinetry complete with subway tile backsplash, white quartz countertops, a suite of stainless steel appliances including a built-in oven & microwave, cooktop and chimney hood fan. The kitchen features a large central island and it overlooks both the main level living and dining spaces. The kitchen has a walkthrough pantry to the mud room off of the attached garage and a 2 pc bathroom completes the main level. Iron spindle railing leads to the second level, creating an open and bright living space all year long. The second level has a central bonus room that separates the primary suite from the secondary bedrooms. The primary suite is complete with a large walk-in closet and 5 pc ensuite complete with a soaker tub, walk-in shower, dual vanities and a private water closet. Two large secondary bedrooms, a full bathroom and a laundry room complete the upper level. This property is fully move-in ready in the new community of Livingston! Alberta New Home Warranty as well as builder's warranty allow you to purchase this



brand new home with peace of mind.Â

Built in 2024

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2177039    |
| Price          | \$741,601   |
| Sold Price     | \$730,261   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,229       |
| Acres          | 0.08        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 311 Calhoun Crescent Ne |
| Subdivision | Livingston              |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3P 2E9                 |

Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vinyl Windows |
| Appliances        | Built-In Oven, Dishwasher, Electric Cooktop, Microwave, Range Hood, Refrigerator                                    |
| Heating           | Forced Air                                                                                                          |

|                 |                  |
|-----------------|------------------|
| Cooling         | None             |
| Fireplace       | Yes              |
| # of Fireplaces | 1                |
| Fireplaces      | Electric         |
| Has Basement    | Yes              |
| Basement        | Full, Unfinished |

## Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | BBQ gas line                   |
| Lot Description   | Rectangular Lot, Zero Lot Line |
| Roof              | Asphalt Shingle                |
| Construction      | Wood Frame                     |
| Foundation        | Poured Concrete                |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 2nd, 2024  |
| Date Sold      | November 25th, 2024 |
| Days on Market | 23                  |
| Zoning         | R-G                 |
| HOA Fees       | 450.00              |
| HOA Fees Freq. | ANN                 |

## Listing Details

|                |         |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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