

\$624,900 - 152 Calhoun Common Ne, Calgary

MLS® #A2241430

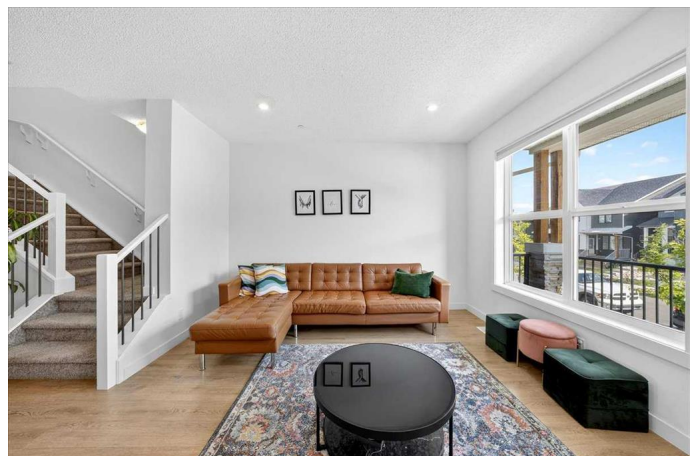
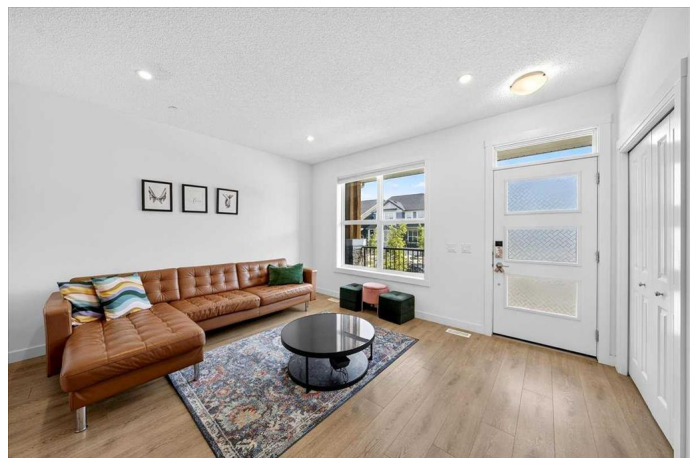
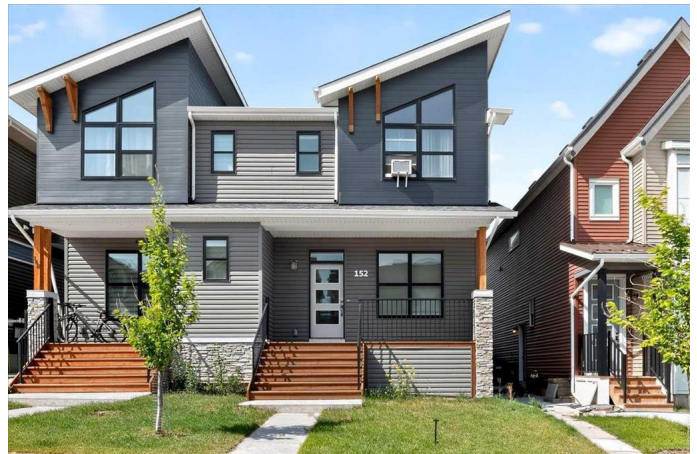
\$624,900

4 Bedroom, 4.00 Bathroom, 1,637 sqft

Residential on 0.06 Acres

Livingston, Calgary, Alberta

Welcome to this beautifully maintained home nestled in the vibrant and highly sought-after community of Livingston. Perfectly situated with quick access to Stoney Trail, Deerfoot Trail, and Metis Trail, this property offers the ultimate in convenience and connectivity. Step inside to enjoy 9-foot ceilings on the main floor, creating a bright, open feel. The open-concept layout is ideal for modern living, and the spacious front porch is perfect for relaxing in any season. Upon entry, you're welcomed by a generously sized living room, ideal for entertaining or spending time with family. The stylish kitchen features quartz countertops, a central island, and high-end lighting and hardware throughout. A convenient half bathroom and large windows add to the airy and sun-filled main level. Upstairs, the expansive side windows fill the staircase and upper floor with natural light. The standout feature is the large family room/bonus room, a perfect space for movie nights, a home office, or a kids' play area. The upper level also offers a luxurious primary bedroom with a 4-piece ensuite and a walk-in closet, plus two additional bedrooms and another 4-piece bathroom, making it ideal for growing families. The fully developed basement is complete with a legal secondary suite, featuring a separate side entrance, its own heating system, a bedroom, and a full bathroom - an excellent option for extended family or rental income. Located just minutes from schools, parks, playgrounds, grocery



stores, and Livingston Hill Park, this home offers incredible lifestyle value. Whether you're a first-time buyer or an investor, this is your chance to own a home that combines flexibility, location, and long-term potential. Book viewing for this amazing property today!

Built in 2021

Essential Information

MLS® #	A2241430
Price	\$624,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,637
Acres	0.06
Year Built	2021
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	152 Calhoun Common Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1T2

Amenities

Amenities	Clubhouse
Parking Spaces	2
Parking	On Street, Parking Pad

Interior

Interior Features	Built-in Features, Chandelier, Double Vanity, High Ceilings, Kitchen
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	Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance
Appliances	Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Interior Lot, Cleared
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 19th, 2025
Days on Market	18
Zoning	R-G
HOA Fees	470
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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