

# \$654,900 - 249 Calhoun Common Ne, Calgary

MLS® #A2257627

**\$654,900**

3 Bedroom, 3.00 Bathroom, 1,820 sqft

Residential on 0.06 Acres

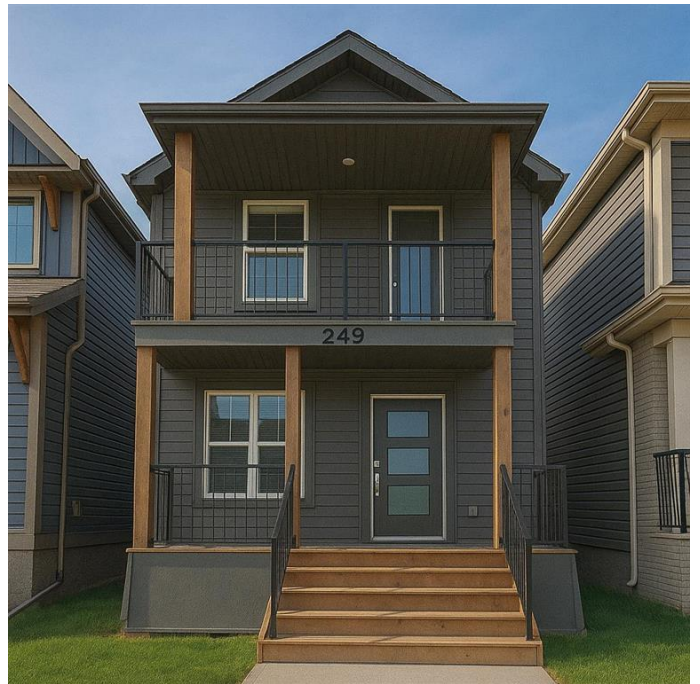
Livingston, Calgary, Alberta

Step into sophistication and elegance at 249 Calhoun Common NE, where timeless design meets modern comfort in the heart of Livingston. This beautifully crafted Carlisle 2 “Farmhouse Elevation” offers over 1,820 sq. ft. of refined living space, thoughtfully designed for those who value style, comfort, and community.

The welcoming foyer with designer accents leads into a versatile barn door flex room, perfect for a private office or reading lounge, while a tucked-away powder room adds modern convenience. The open-concept great room is anchored by a feature fireplace wall, creating a warm yet luxurious setting for entertaining.

The chef’s dream kitchen boasts quartz countertops, full-height cabinetry, a built-in oven and cooktop, high-end stainless steel appliances, and an expansive island designed for both casual dining and elegant hosting, seamlessly flowing into the dining area drenched in natural light.

Upstairs, a lavish primary retreat awaits with a walk-in closet, dual vanities, and a spa-inspired tiled shower, along with private balcony access where you can enjoy morning coffee or evening sunsets. Two additional bedrooms with spacious closets provide comfort for family or guests, while a sophisticated bonus room offers the perfect



space for movie nights or quiet relaxation. An upper-floor laundry room ensures ultimate convenience.

Throughout the home, elegant neutral finishes, crystal lighting fixtures, and dual-shade blinds bring a boutique hotel ambiance into everyday living. A side entrance offers endless opportunities for a private suite or customized lower level, while rear lane access is ready for your future garage or outdoor living oasis.

Set in the master-planned community of Livingston, residents enjoy access to the 35,000 sq. ft. Livingston Hub with skating rinks, tennis courts, splash parks, playgrounds, and event spaces, along with expansive green spaces, walking paths, and parks designed to enrich wellness and leisure.

Nearby shopping centres, grocery stores, schools, cafes, and gas stations add convenience, while quick access to Stoney Trail and Deerfoot Trail places the entire city within easy reach.

This is more than a home—it's a lifestyle, blending luxury living, modern design, and vibrant community in one of Calgary's most desirable new neighbourhoods. Welcome to 249 Calhoun Common NE.

Built in 2022

**Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2257627  |
| Price          | \$654,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,820     |

|            |             |
|------------|-------------|
| Acres      | 0.06        |
| Year Built | 2022        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 249 Calhoun Common Ne |
| Subdivision | Livingston            |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3P1T3                |

### Amenities

|                |                                                                        |
|----------------|------------------------------------------------------------------------|
| Amenities      | Park, Parking, Party Room, Playground, Recreation Facilities, Dog Park |
| Parking Spaces | 4                                                                      |
| Parking        | Off Street, Parking Pad                                                |

### Interior

|                   |                                                                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Walk-In Closet(s), Recreation Facilities |
| Appliances        | Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Built-In Range, Built-In Oven                                                                           |
| Heating           | Central, Natural Gas                                                                                                                                                                     |
| Cooling           | None                                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                                      |
| Basement          | Exterior Entry, Full, Unfinished                                                                                                                                                         |

### Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | Balcony, Garden, Lighting, Playground        |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped |
| Roof              | Asphalt Shingle                              |
| Construction      | Vinyl Siding, Wood Frame                     |
| Foundation        | Poured Concrete                              |

### Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 16th, 2025 |
|-------------|----------------------|

|                |     |
|----------------|-----|
| Days on Market | 1   |
| Zoning         | R-G |
| HOA Fees       | 473 |
| HOA Fees Freq. | ANN |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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