

# \$719,888 - 8 Calhoun Common Ne, Calgary

MLS® #A2221715

**\$719,888**

4 Bedroom, 4.00 Bathroom, 1,884 sqft

Residential on 0.08 Acres

Livingston, Calgary, Alberta

LOCATION!! LOCATION!! LOCATION!! ( CORNER LOT/PREMIUM LOT ) STUNNING SINGLE-FAMILY HOME with LEGAL BASEMENT SUITE . This Amazing property has a total of 4 SPACIOUS bedrooms + 3 1/2 BATH . Gorgeous investment property offers almost 2592 SQ FT in developed living space. The broad living room is flooded with natural light, thatâ€™s perfect for relaxation or entertaining guests. FEATURES INCLUDE: Bonus room upstairs + ENORMOUS WALK IN CLOSET AT the masters bedroom + BALCONY ON MASTERS BEDROOM with OUTSTANDING VIEWS! HUGE WINDOWS providing tons of natural light + 9 FT. ceiling on MAIN FLOOR and BASEMENT + LUXUTY VINYL PLANK ALL THROUGHOUT which makes this home easy to maintain TONS OF UPGRADES: GOURMET KITCHEN ON MAIN LEVEL -UPGRADED STAINLESS STEEL KITCHEN APPLIANCES + BUILT IN ELECTRIC COUNTER TOP KITCHEN ON MAIN LEVEL +QUARTZ KITCHEN COUNTER TOP including counters inside the washrooms. The upper floor is also complete with a bonus room ideal for family movie nights, a kids' play area, or a cozy retreat for relaxation. (SEPARATE ENTRANCE DOWNSTAIRS, the fully finished legal basement suite WHICH WAS PROFESSIONALLY DONE BY THE BUILDER is a standout feature, offering excellent rental potential or space for extended family. It includes its own kitchen and dining area, a 4-piece bathroom, a spacious



bedroom, and a cozy family room, making it a complete, self-contained suite. Livingston is a master-planned community celebrated for its exceptional amenities and connected lifestyle.(2) Electric Stoves, (2) Dishwashers, (2) refrigerators, (2) washers, (2) dryers, microwave hood fan, built-in microwave, built in oven. Residents enjoy access to the state-of-the-art Livingston Hub, complete with a community center, sports facilities, and year-round events. The neighborhood also features parks, pathways, and convenient proximity to schools, shopping, and transit - making it ideal for both homeowners and renters. This is your chance to enjoy the best of both worlds: live comfortably upstairs while renting out the basement for additional income. Whether you're looking to invest or settle into your forever home, this property checks all the boxes. Donâ€™t miss this incredible opportunity â€“ BOOK YOUR SHOWINGS NOW!!!

Built in 2022

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2221715    |
| Price          | \$719,888   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,884       |
| Acres          | 0.08        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 8 Calhoun Common Ne |
| Subdivision | Livingston          |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3P 1R8             |

### Amenities

|           |                         |
|-----------|-------------------------|
| Amenities | Other                   |
| Parking   | Off Street, Parking Pad |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Closet Organizers, Kitchen Island, Open Floorplan, Pantry, See Remarks |
| Appliances        | Dishwasher, Dryer, Microwave, Oven, Refrigerator, Washer               |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Exterior Entry, Finished, Full, Suite                                  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Other   |
| Lot Description   | Back Lane, Back Yard, Corner Lot, See Remarks |
| Roof              | Asphalt Shingle                               |
| Construction      | Other, See Remarks                            |
| Foundation        | Poured Concrete                               |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 3              |
| Zoning         | R-G            |
| HOA Fees       | 468            |
| HOA Fees Freq. | ANN            |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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