\$815,000 - 61 Calhoun Crescent Ne, Calgary

MLS® #A2241004

\$815,000

4 Bedroom, 4.00 Bathroom, 2,206 sqft Residential on 0.08 Acres

Livingston, Calgary, Alberta

Located in the growing community of Livingston, this beautifully designed home offers 2,900 sqft of living space including a fully finished legal basement suiteâ€"perfect for extended family or rental income.

The Main Floor features 9' ceilings and durable Vinyl Plank Flooring throughout. The open concept layout includes a Gourmet Kitchen with Center Island with eating bar, Quartz Countertops, stylish Backsplash, Soft-Close Cabinetry, and a Walk-Thru Pantry. The spacious Living Room with Electric Fireplace and the adjacent Dining Area are fitted with motorized blinds and lead out to a Deck with Gas Hookupâ€"perfect for summer BBQs. A Main Floor Den, a powder room and Insulated Double Attached Garage complete this level.

Upstairs offers a spacious Bonus Room, a generous Primary Bedroom with Walk-In Closet (with window) and a luxurious 5-Piece Ensuite Bath including Double Vanity, Soaker Tub and oversized standing shower. Two additional Bedrooms, a 4-Piece Bath, and a convenient upper-floor Laundry Room complete the second level.

The Fully Finished Legal Basement Suite includes its own Kitchen, Living Area, 1
Bedroom, 1 Den (just need to add a window to turn into a bedroom), 4-Piece Bath, and a second set of Laundry. Â







The Backyard is fully fenced and landscaped, ready for you to enjoy.

Livingston is a vibrant newer community in Calgary's north, known for its modern amenities, parks, and the impressive Livingston Hubâ€"featuring a community center, skating rink, and library.

Built in 2022

Essential Information

MLS® # A2241004 Price \$815,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 2,206 Acres 0.08 Year Built 2022

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 61 Calhoun Crescent Ne

Subdivision Livingston
City Calgary
County Calgary
Province Alberta
Postal Code T3P 1X8

Amenities

Amenities None Parking Spaces 4

Parking Double Garage Attached, Insulated

of Garages 2

Interior

Interior Features Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry,

Walk-In Closet(s), Quartz Counters

Appliances Dishwasher, Electric Stove, Garage Control(s), Gas Stove, Refrigerator,

Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Electric, Living Room

Has Basement Yes
Basement Full

Exterior

Exterior Features BBQ gas line

Lot Description Back Yard, Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed July 18th, 2025

Days on Market 104
Zoning R-G
HOA Fees 473
HOA Fees Freq. ANN

Listing Details

Listing Office Jessica Chan Real Estate & Management Inc.

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