

# \$835,000 - 61 Calhoun Crescent, Calgary

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MLS® #A2204905

**\$835,000**

4 Bedroom, 4.00 Bathroom, 2,243 sqft

Residential on 0.08 Acres

Livingston, Calgary, Alberta

Immaculate Single Family Home with Legal Basement Suite in Livingston!

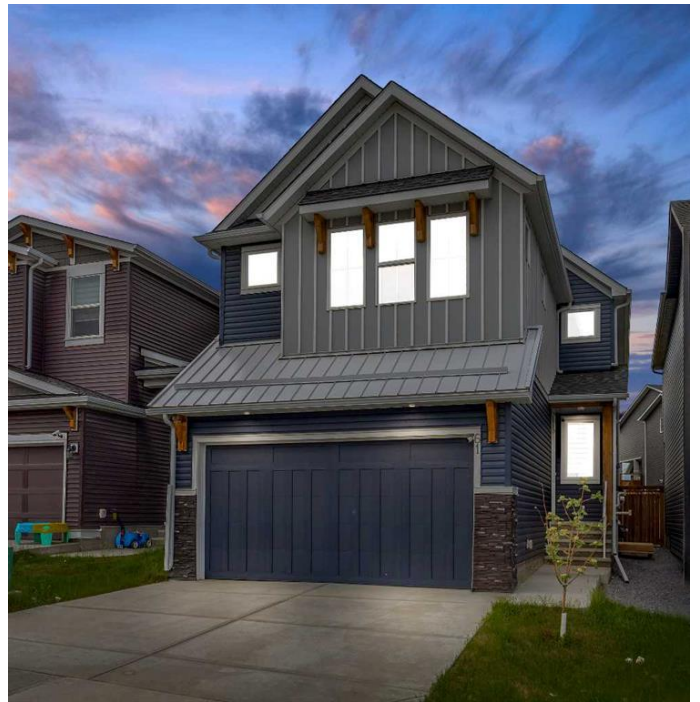
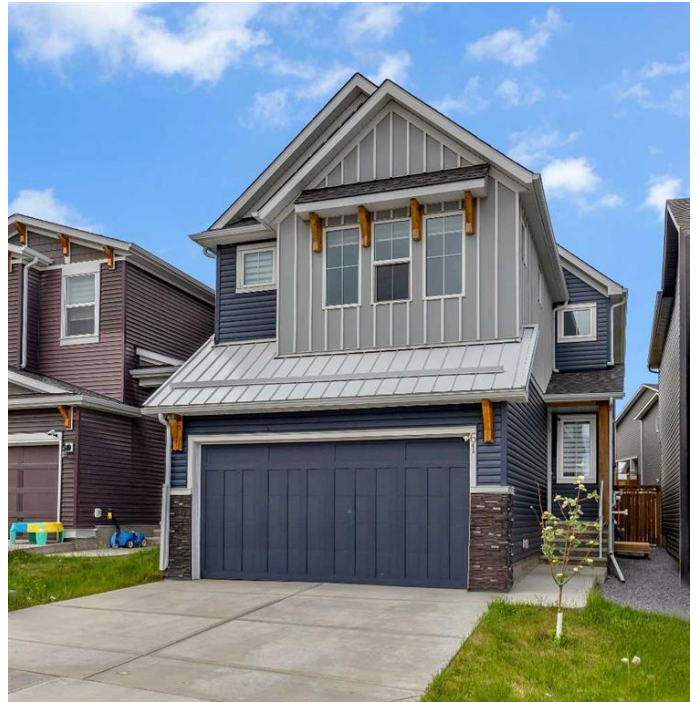
Welcome to this stylish, move-in-ready living in one of Calgary's most vibrant and desirable communities. This beautifully maintained home boasts 3 bedrooms, 2.5 bathrooms, living room, den, loft area above ground with a double car garage, numerous upgrades, and a newly built legal basement suite with two rooms, kitchen, living and dining area, storage space—perfect for added income or extended family living.

The open-concept main floor features a spacious kitchen, living, dining, and den area ideal for entertaining and everyday life. Upstairs, you'll find a large bonus room, two cozy bedrooms, a convenient laundry room, and a luxurious master retreat complete with ensuite bath.

Step outside to enjoy the fully fenced yard, finished deck, grass in the backyard, with plenty of space to realize your landscaping ideas. Security cameras are included for added peace of mind.

Located near the airport and future shopping centre, this home offers unparalleled comfort, functionality, and long-term value.

Key Features:



3 Bedrooms | 2.5 Bathrooms with 2,243.47 sq  
ft Above Grade

New Legal Basement Suite with additional 776  
sq. ft of space

Lot of upgrades including gas cooking range,  
motorized blinds, 9 ft ceilings on the main  
floor, granite counter tops, security system,  
and many more

Double Attached Garage

Open-Concept Layout with Bonus Room &  
Den

Fully Landscaped with Deck & Fenced Yard

Close to Airport & Future Shopping Centre

Don't miss this exceptional opportunityâ€”book  
your showing today!

Built in 2023

**Essential Information**

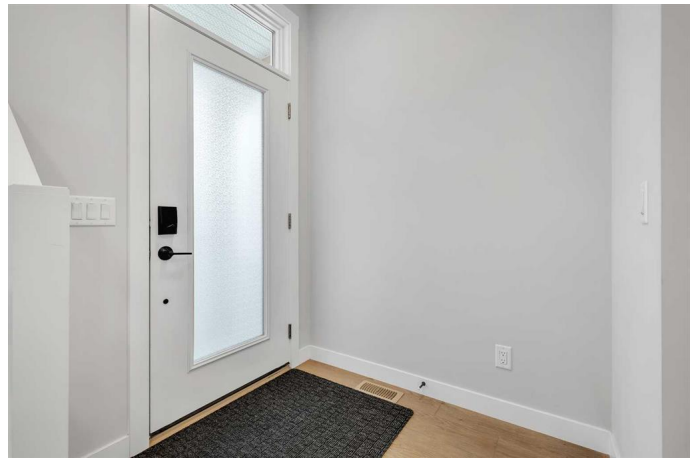
MLS® #	A2204905
Price	\$835,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,243
Acres	0.08
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	61 Calhoun Crescent
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1X8

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	4



### Interior

Interior Features	Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, Quartz Counters, Separate Entrance, Walk-In Closet(s)
Appliances	Convection Oven, Dishwasher, Gas Stove, Microwave, Microwave Hood Fan, Refrigerator, Window Coverings, Water Softener
Heating	Central, Natural Gas, ENERGY STAR Qualified Equipment
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	BBQ gas line, Garden
Lot Description	Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	April 25th, 2025
Days on Market	77
Zoning	R-G
HOA Fees	445
HOA Fees Freq.	ANN

Listing Details

Listing Office                      Real Broker

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