

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

MLS® #A2241004

\$835,000

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

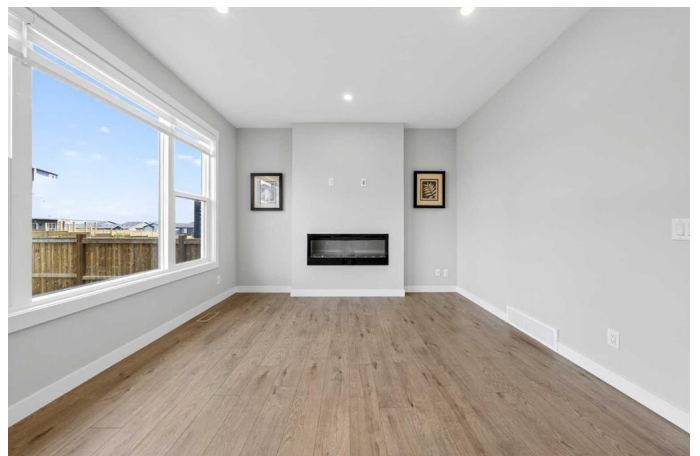
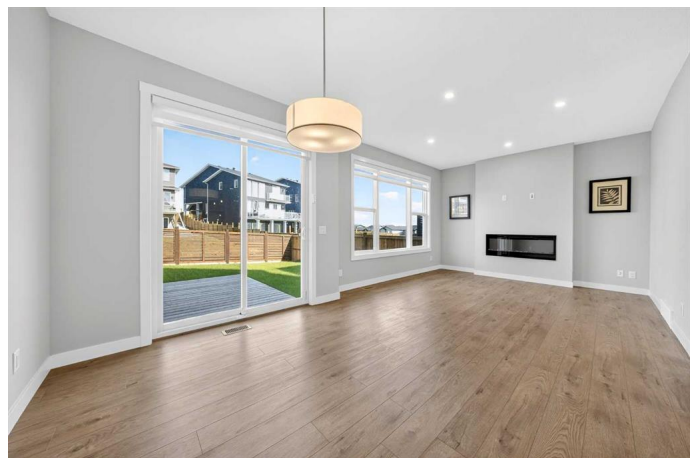
Livingston, Calgary, Alberta

Located in the growing community of Livingston, this beautifully designed home offers 2,900 sqft of living space including a fully finished legal basement suite—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 Hookup—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 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 Hub—featuring a community center, skating rink, and library.

Built in 2022

Essential Information

MLS® #	A2241004
Price	\$835,000
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, Quartz Counters, Walk-In Closet(s)

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 Exterior Entry, Finished, Full, Suite

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 15

Zoning R-G

HOA Fees 473

HOA Fees Freq. ANN

Listing Details

Listing Office Jessica Chan Real Estate & Management Inc.

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