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61 Calhoun Crescent NE Calgary, Alberta

MLS # A2268644



\$799,900

Division:	Livingston					
Type:	Residential/House					
Style:	2 Storey					
Size:	2,206 sq.ft.	Age:	2022 (3 yrs old)			
Beds:	4	Baths:	3 full / 1 half			
Garage:	Double Garage Attached, Insulated					
Lot Size:	0.08 Acre					
Lot Feat:	Back Yard, Landscaped, Rectangular Lot					

Floors:Carpet, Tile, Vinyl PlankSewer:-Roof:Asphalt ShingleCondo Fee:-Basement:FullLLD:-Exterior:Stone, Vinyl Siding, Wood FrameZoning:R-G	Heating:	Forced Air, Natural Gas	Water:	-
Basement: Full LLD: -	Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
	Roof:	Asphalt Shingle	Condo Fee:	-
Exterior: Stone, Vinyl Siding, Wood Frame Zoning: R-G	Basement:	Full	LLD:	-
	Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation: Poured Concrete Utilities: -	Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)

Inclusions: N/A

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. 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.