



**GRASSROOTS**  
REALTY GROUP

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**349 Calhoun Common NE**  
**Calgary, Alberta**

**MLS # A2269494**



**\$649,000**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,831 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Parking Pad, See Remarks		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Zero Lot Line		

<b>Heating:</b>	See Remarks	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Mixed	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, Laminate Counters, Pantry, Separate Entrance		

**Inclusions:** Table at front, TV's, Tv Mounts, furniture on all floors included.

BEAUTIFUL 3-BEDROOM HOME WITH LEGAL BASEMENT SUITE, SIDE ENTRANCE, AIR CONDITIONING & NUMEROUS UPGRADES! Welcome to 349 Calhoun Common NE in the desirable community of Livingston. This stunning detached home features a bright open layout with a spacious living room, dining area, powder room, and office. The upgraded kitchen is complete with full-height cabinets, pantry, built-in oven and microwave, electric cooktop, refrigerator, dishwasher, and a stylish chimney hood fan. Upstairs, the large primary bedroom includes a 4-piece ensuite and generous closet. Two additional bedrooms, a full bathroom, laundry room, and a bonus room complete the upper level. The LEGAL 1-BEDROOM BASEMENT SUITE with private side entrance is ideal for guests or rental income. It includes vinyl plank flooring, a modern kitchen with stainless-steel appliances, a 4-piece bathroom, separate laundry, and its own mechanical room with dual furnaces and HRV system. Additional highlights include central A/C, 200-amp electrical panel, front porch, backyard, and a 2-car gravel parking pad. Located in a prime area close to parks, schools, shopping, and easy access to Stoney Trail, Deerfoot Trail, and Calgary International Airport. Don't miss this incredible opportunity—book your showing today!