



**349 Calhoun Common NE
Calgary, Alberta**

MLS # A2269494



\$649,000

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

Heating:	See Remarks	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle, Mixed	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Mixed	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	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!