



**357 Calhoun Common NE  
Calgary, Alberta**

**MLS # A2297088**



**\$669,900**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,962 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Few Trees, Landscaped, Lawn, Level, Str		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Walk-In Closet(s)		

**Inclusions:** Basement: Washer, Dryer, Refrigerator, Electric Range, Microwave, Microwave Hood Fan

Welcome to this exceptional 5 BEDROOM, 4.5 BATHROOM home featuring a LEGAL BASEMENT SUITE and a MAIN FLOOR BEDROOM WITH ENSUITE, ideally located on a premium CORNER LOT in the sought-after community of Livingston. Offering over 2,835 SQ.FT. OF DEVELOPED LIVING SPACE, this home combines modern design with functional, family-focused living. The bright, south-facing main floor is filled with natural light and showcases an open-concept layout connecting the living area, dining space, and a stylish kitchen complete with a large island, sleek cabinetry, and ample counter space—perfect for everyday living and entertaining. A key highlight is the MAIN FLOOR BEDROOM WITH FULL ENSUITE, ideal for multi-generational living, guests, or a private office. A mudroom and convenient 2-piece bathroom complete the main level. Upstairs features 3 spacious bedrooms, including a primary retreat with a private ensuite, an additional full bathroom, a versatile bonus room, and upper floor laundry for added convenience. The fully developed LEGAL BASEMENT SUITE with a separate entrance offers excellent income potential or flexibility for extended family, complete with 1 bedroom, full kitchen, full bathroom, separate laundry, and a comfortable living area. Situated on a corner lot with back lane access, the property offers plenty of parking for residents and guests. Located just minutes from parks, pathways, and the Livingston Hub, this home delivers incredible value in one of Calgary’s most desirable newer communities. A rare opportunity offering space, versatility, and income potential—book your private showing today.