

\$624,900 - 152 Calhoun Common Ne, Calgary

MLS® #A2241430

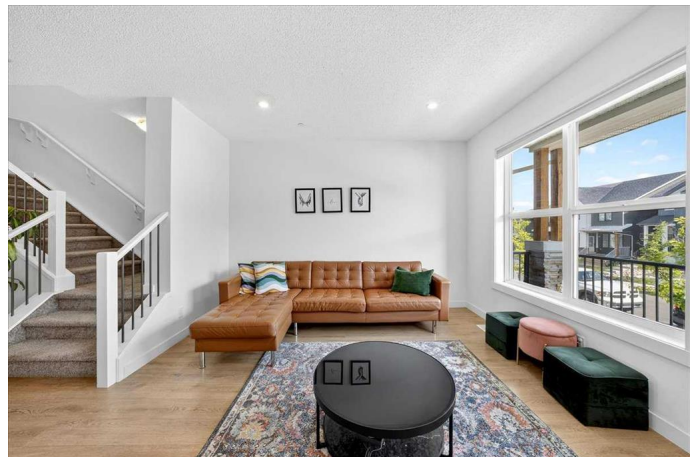
\$624,900

4 Bedroom, 4.00 Bathroom, 1,637 sqft

Residential on 0.06 Acres

Livingston, Calgary, Alberta

Welcome to this beautifully maintained home nestled in the vibrant and highly sought-after community of Livingston. Perfectly situated with quick access to Stoney Trail, Deerfoot Trail, and Metis Trail, this property offers the ultimate in convenience and connectivity. Step inside to enjoy 9-foot ceilings on the main floor, creating a bright, open feel. The open-concept layout is ideal for modern living, and the spacious front porch is perfect for relaxing in any season. Upon entry, youâ€™re welcomed by a generously sized living room, ideal for entertaining or spending time with family. The stylish kitchen features quartz countertops, a central island, and high-end lighting and hardware throughout. A convenient half bathroom and large windows add to the airy and sun-filled main level. Upstairs, the expansive side windows fill the staircase and upper floor with natural light. The standout feature is the large family room/bonus room, a perfect space for movie nights, a home office, or a kids' play area. The upper level also offers a luxurious primary bedroom with a 4-piece ensuite and a walk-in closet, plus two additional bedrooms and another 4-piece bathroom, making it ideal for growing families. The fully developed basement is complete with a legal secondary suite, featuring a separate side entrance, its own heating system, a bedroom, and a full bathroom - an excellent option for extended family or rental income. Located just minutes from schools, parks, playgrounds, grocery



stores, and Livingston Hill Park, this home offers incredible lifestyle value. Whether you're a first-time buyer or an investor, this is your chance to own a home that combines flexibility, location, and long-term potential. Book viewing for this amazing property today!

Built in 2021

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2241430 |
| Price | \$624,900 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,637 |
| Acres | 0.06 |
| Year Built | 2021 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 152 Calhoun Common Ne |
| Subdivision | Livingston |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3P 1T2 |

Amenities

| | |
|----------------|------------------------|
| Amenities | Clubhouse |
| Parking Spaces | 2 |
| Parking | On Street, Parking Pad |

Interior

| | |
|-------------------|--|
| Interior Features | Built-in Features, Chandelier, Double Vanity, High Ceilings, Kitchen |
|-------------------|--|

| | |
|--------------|---|
| | Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance |
| Appliances | Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full, Suite |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Yard |
| Lot Description | Back Lane, Back Yard, Interior Lot, Cleared |
| Roof | Asphalt Shingle |
| Construction | Concrete, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 19th, 2025 |
| Days on Market | 10 |
| Zoning | R-G |
| HOA Fees | 470 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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