\$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, you'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, Cleared, Interior Lot

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed July 19th, 2025

Days on Market 2

Zoning R-G

HOA Fees 470

HOA Fees Freq. ANN

Listing Details

Listing Office CIR Realty

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