

# \$859,000 - 61 Calhoun Crescent, Calgary

MLS® #A2204905

**\$859,000**

4 Bedroom, 4.00 Bathroom, 2,243 sqft

Residential on 0.08 Acres

Livingston, Calgary, Alberta

Immaculate Single Family Home with Legal Basement Suite in Livingston!

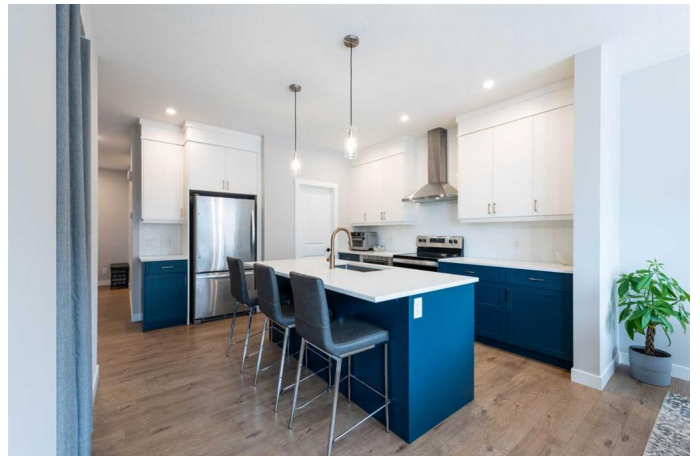
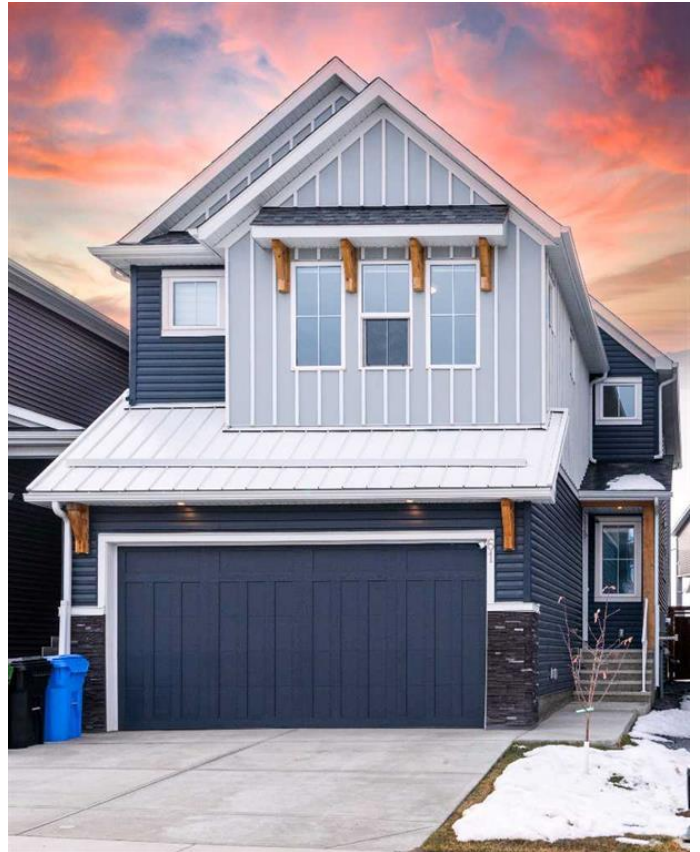
Welcome to this stylish, move-in-ready living in one of Calgary's most vibrant and desirable communities. This beautifully maintained home boasts 3 bedrooms, 2.5 bathrooms, living room, den, loft area above ground with a double car garage, numerous upgrades, and a newly built legal basement suite with two rooms, kitchen, living and dining area, storage space—perfect for added income or extended family living.

The open-concept main floor features a spacious kitchen, living, dining, and den area ideal for entertaining and everyday life. Upstairs, you'll find a large bonus room, two cozy bedrooms, a convenient laundry room, and a luxurious master retreat complete with ensuite bath.

Step outside to enjoy the fully fenced yard, finished deck, grass in the backyard, with plenty of space to realize your landscaping ideas. Security cameras are included for added peace of mind.

Located near the airport and future shopping centre, this home offers unparalleled comfort, functionality, and long-term value.

Key Features:



3 Bedrooms | 2.5 Bathrooms with 2,243.47 sq  
ft Above Grade

New Legal Basement Suite with additional 840  
sq. ft of space

Lot of upgrades including gas cooking range,  
motorized blinds, 9 ft ceilings on the main  
floor, granite counter tops, security system,  
and many more

Double Attached Garage

Open-Concept Layout with Bonus Room &  
Den

Fully Landscaped with Deck & Fenced Yard

Close to Airport & Future Shopping Centre

Don't miss this exceptional opportunityâ€”book  
your showing today!

Built in 2023

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2204905    |
| Price          | \$859,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,243       |
| Acres          | 0.08        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 61 Calhoun Crescent |
| Subdivision | Livingston          |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3P 1X8             |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 4                      |

### Interior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, Separate Entrance, Walk-In Closet(s) |
| Appliances        | Convection Oven, Dishwasher, Gas Stove, Microwave, Microwave Hood Fan, Refrigerator, Water Softener, Window Coverings             |
| Heating           | Central, ENERGY STAR Qualified Equipment, Natural Gas                                                                             |
| Cooling           | None                                                                                                                              |
| Fireplace         | Yes                                                                                                                               |
| # of Fireplaces   | 1                                                                                                                                 |
| Fireplaces        | Gas                                                                                                                               |
| Has Basement      | Yes                                                                                                                               |
| Basement          | Exterior Entry, Finished, Full, Suite                                                                                             |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | BBQ gas line, Garden       |
| Lot Description   | Back Yard, Rectangular Lot |
| Roof              | Asphalt Shingle            |
| Construction      | Vinyl Siding               |
| Foundation        | Poured Concrete            |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 19               |
| Zoning         | R-G              |
| HOA Fees       | 445              |
| HOA Fees Freq. | ANN              |



Listing Details

Listing Office                      Real Broker

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