

\$624,900 - 249 Calhoun Common Ne, Calgary

MLS® #A2257627

\$624,900

3 Bedroom, 3.00 Bathroom, 1,651 sqft

Residential on 0.06 Acres

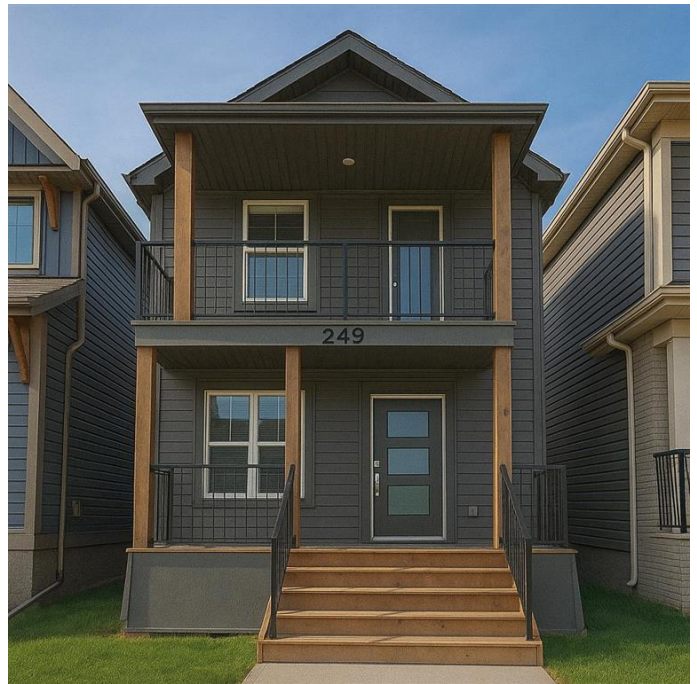
Livingston, Calgary, Alberta

Step into sophistication at 249 Calhoun Common NE, where timeless design meets modern comfort in the heart of Livingston. The Carlisle 2 “ Farmhouse Elevation offers over 1,651 SQFT of refined living space with a welcoming foyer, barn door flex room, and an open-concept layout anchored by a stunning fireplace wall. The chef-inspired kitchen showcases quartz countertops, full-height cabinetry, built-in oven and cooktop, stainless steel appliances, and a large island perfect for gatherings.

Upstairs, the primary suite features a walk-in closet, dual vanities, a spa-style tiled shower, and private balcony access. Two additional bedrooms, a bonus room, and upper-floor laundry complete the level. Throughout, elegant neutral finishes, crystal lighting, and dual-shade blinds bring a touch of luxury.

Bonus Advantage: The side entrance with basement rough-ins makes this home ideal for future suite development “ a valuable option that can help increase mortgage approval potential or create a future income stream.

Nestled in the vibrant community of Livingston, residents enjoy access to the 35,000 sq. ft. Livingston Hub, featuring skating rinks, tennis courts, splash parks, playgrounds, and event spaces “ surrounded by parks, walking paths, and all the amenities you need, with quick access to Stoney Trail and Deerfoot



Trail.

Built in 2022

Essential Information

MLS® #	A2257627
Price	\$624,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,651
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	249 Calhoun Common Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P1T3

Amenities

Amenities	Park, Parking, Party Room, Playground, Dog Park, Recreation Facilities
Parking Spaces	4
Parking	Off Street, Parking Pad

Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Walk-In Closet(s), Bathroom Rough-in, Recreation Facilities
Appliances	Built-In Oven, Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Built-In Range
Heating	Central, Natural Gas

Cooling	None
Has Basement	Yes
Basement	Full, Exterior Entry, Unfinished

Exterior

Exterior Features	Balcony, Garden, Lighting, Playground
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 16th, 2025
Days on Market	40
Zoning	R-G
HOA Fees	473
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.