

# \$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!

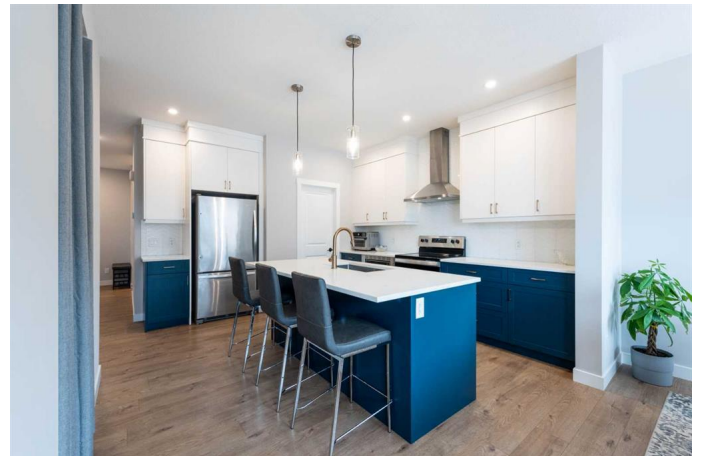
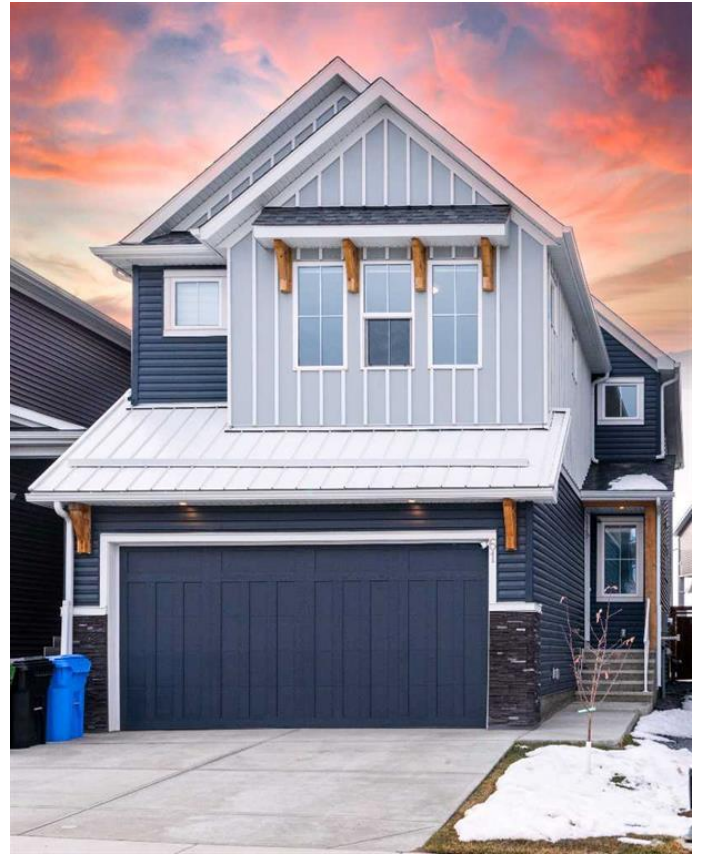
Welcome to this stylish, move-in-ready living in one of Calgary's most vibrant and desirable communities. This beautifully maintained home boasts 3 bedrooms, 2.5 bathrooms, living room, den, loft area above ground with a double car garage, numerous upgrades, and a newly built legal basement suite with 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 Granite Counters, High Ceilings, Kitchen Island, No Animal Home, Separate Entrance, Walk-In Closet(s), Central Vacuum, Jetted Tub  
Appliances Dishwasher, Gas Stove, Microwave, Microwave Hood Fan, Refrigerator, Window Coverings, Convection Oven, Water Softener  
Heating Central, Natural Gas, ENERGY STAR Qualified Equipment  
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 3  
Zoning R-G  
HOA Fees 445  
HOA Fees Freq. ANN

## Listing Details

Listing Office

Real Broker

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