

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

MLS® #A2241430

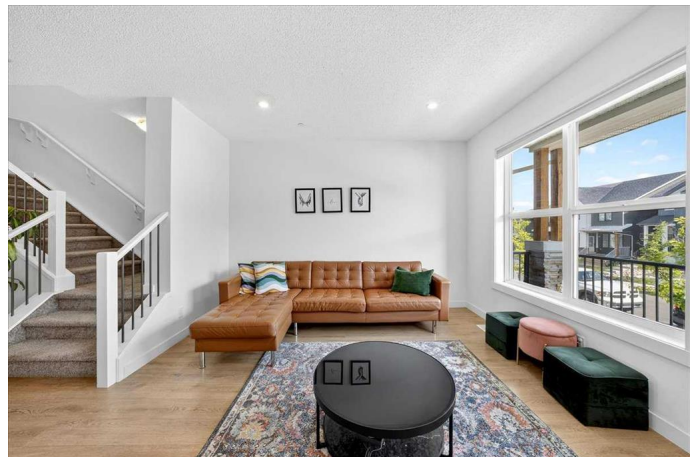
**\$624,900**

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
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	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	12
Zoning	R-G
HOA Fees	470
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
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