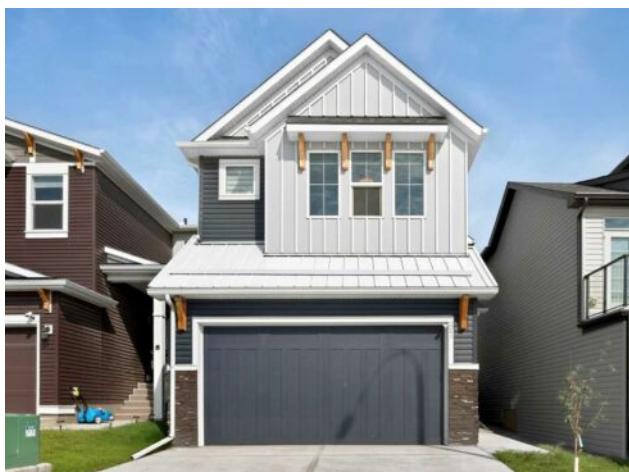


61 Calhoun Crescent NE  
Calgary, Alberta

MLS # A2241004



\$835,000

|           |                                        |        |                  |
|-----------|----------------------------------------|--------|------------------|
| Division: | Livingston                             |        |                  |
| Type:     | Residential/House                      |        |                  |
| Style:    | 2 Storey                               |        |                  |
| Size:     | 2,206 sq.ft.                           | Age:   | 2022 (3 yrs old) |
| Beds:     | 4                                      | Baths: | 3 full / 1 half  |
| Garage:   | Double Garage Attached, Insulated      |        |                  |
| Lot Size: | 0.08 Acre                              |        |                  |
| Lot Feat: | Back Yard, Landscaped, Rectangular Lot |        |                  |

|             |                                                                                                          |            |     |
|-------------|----------------------------------------------------------------------------------------------------------|------------|-----|
| Heating:    | Forced Air, Natural Gas                                                                                  | Water:     | -   |
| Floors:     | Carpet, Tile, Vinyl Plank                                                                                | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                                                                          | Condo Fee: | -   |
| Basement:   | Separate/Exterior Entry, Finished, Full, Suite                                                           | LLD:       | -   |
| Exterior:   | Stone, Vinyl Siding, Wood Frame                                                                          | Zoning:    | R-G |
| Foundation: | Poured Concrete                                                                                          | Utilities: | -   |
| Features:   | Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s) |            |     |

Inclusions: 2 sets of washer & dryer, Fridge in basement

Located in the growing community of Livingston, this beautifully designed home offers 2,900 sqft of living space including a fully finished legal basement suite—perfect for extended family or rental income. The Main Floor features 9’ ceilings and durable Vinyl Plank Flooring throughout. The open concept layout includes a Gourmet Kitchen with Center Island with eating bar, Quartz Countertops, stylish Backsplash, Soft-Close Cabinetry, and a Walk-Thru Pantry. The spacious Living Room with Electric Fireplace and the adjacent Dining Area are fitted with motorized blinds and lead out to a Deck with Gas Hookup—perfect for summer BBQs. A Main Floor Den, a powder room and Insulated Double Attached Garage complete this level. Upstairs offers a spacious Bonus Room, a generous Primary Bedroom with Walk-In Closet (with window) and a luxurious 5-Piece Ensuite Bath including Double Vanity, Soaker Tub and oversized standing shower. Two additional Bedrooms, a 4-Piece Bath, and a convenient upper-floor Laundry Room complete the second level. The Fully Finished Legal Basement Suite includes its own Kitchen, Living Area, 1 Bedroom, 1 Den (just need to add a window to turn into a bedroom), 4-Piece Bath, and a second set of Laundry. The Backyard is fully fenced and landscaped, ready for you to enjoy. Livingston is a vibrant newer community in Calgary’s north, known for its modern amenities, parks, and the impressive Livingston Hub—featuring a community center, skating rink, and library.