

61 Calhoun Crescent  
Calgary, Alberta

MLS # A2204905



\$859,000

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,243 sq.ft.	Age:	2023 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Central, ENERGY STAR Qualified Equipment, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, Separate Entrance, Walk-In Closet(s)		

Inclusions: Security System

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 opportunity—book your showing today!