

73 Calhoun Crescent NE
Calgary, Alberta

MLS # A2232673



\$809,000

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,235 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: REFRIGERATOR, STOVE, DISHWASHER, WASHER, DRYER, GARAGE CONTROL, GARAGE REMOTE

Welcome to your dream home at 73 Calhoun Crescent NE! Located in the vibrant community of Livingston, this beautiful 3-bedroom plus Den, 2.5-bathroom residence offers 2,235 square feet of elegant living space. Step inside to an inviting open-concept layout, ideal for entertaining guests or enjoying quality family time. The spacious, sunlit living room provides a perfect retreat to relax, while the kitchen features stainless steel appliances and ample storage. A versatile den on this level can serve as a home office or study. Upstairs, you'll find a generous bonus room, perfect for a game room or cozy lounge. The primary suite offers a 5-piece ensuite bathroom and generous closet space, while two additional bedrooms provide comfortable accommodations for family or guests. A practical laundry room adds convenience to daily living. Ideally situated near the airport with a new shopping centre opening soon, this home combines ease of access with a vibrant lifestyle. Don't miss your chance to make this stunning house your new home!