

61 Calhoun Crescent NE

Calgary, Alberta

MLS # A2241004



\$815,000

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.