

# \$919,000 - 216 Calhoun Crescent Ne, Calgary

MLS® #A2193818

**\$919,000**

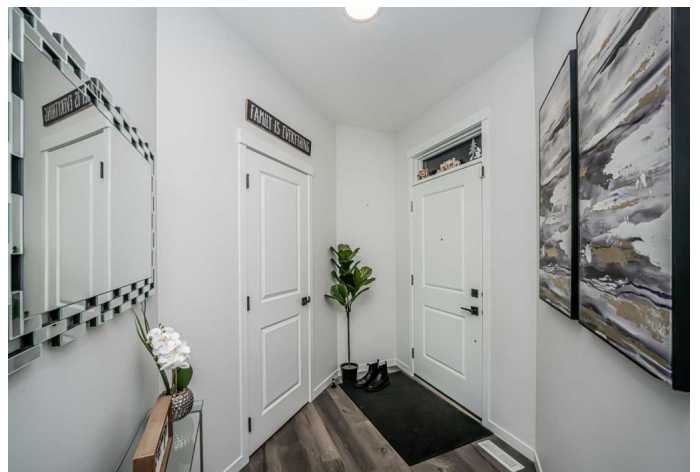
6 Bedroom, 4.00 Bathroom, 2,049 sqft

Residential on 0.14 Acres

Livingston, Calgary, Alberta

Discover the epitome of luxury living offering close to 2050 sq ft of refined space and over \$80,000 in premium upgrades, Central A/C, WALK\_OUT BASEMENT LEGAL SUITE and OPEN TO ABOVE CONCEPT. Designed with sophistication and practicality, this house features 5 spacious bedrooms and 4 full bathrooms. One primary suite boasts a standing shower with an upgraded glass door, a soaker tub, and double vanity with undermount sinks, while the other includes a double vanity. The two secondary bedrooms share a well-appointed 4-piece bathroom, and a convenient full bathroom is located on the main floor. The main level impresses with its OPEN TO ABOVE layout that adds grandeur to the dining. The heart of this home is the gourmet kitchen, complete with built in Microwave, full height cabinets, extra drawers, a center island with additional storage. The kitchen also features quartz countertops throughout, a gas line, a gas BBQ line for the deck and a gas line for heated garage. Upstairs, the entire floor upgraded to comfy carpet. The basement is a 2 bedroom LEGAL SUITE with its own SEPARATE ENTRANCE and laundry. Comes with New Home Builder Warranty. The house is located in the prestigious community of Livingston that features the Huge Recreational Center, close to playground and future shopping, bus stop. A true must-see, schedule your viewing today.

Built in 2023



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2193818    |
| Price          | \$919,000   |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 2,049       |
| Acres          | 0.14        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 216 Calhoun Crescent Ne |
| Subdivision | Livingston              |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | t3p 2g1                 |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters   |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Gas Range, Range Hood, Refrigerator, Washer, Washer/Dryer |
| Heating           | Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Electric  |
| Has Basement      | Yes   |

Basement                      Exterior Entry, Finished, Full, Suite

**Exterior**

Exterior Features      BBQ gas line  
Lot Description        Back Yard, Rectangular Lot  
Roof                      Asphalt Shingle  
Construction          Veneer  
Foundation            Poured Concrete

**Additional Information**

Date Listed              February 16th, 2025  
Days on Market        72  
Zoning                    R-G  
HOA Fees                467  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            RE/MAX Complete Realty

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