

\$899,000 - 75 Calhoun Hill Ne, Calgary

MLS® #A2257852

\$899,000

4 Bedroom, 4.00 Bathroom, 1,895 sqft

Residential on 0.12 Acres

Livingston, Calgary, Alberta

Welcome to this beautiful home with a walk-out basement in vibrant Livingston! Designed with an expansive open-concept layout, this residence offers over 2,400 sq. ft. of generous living space, enhanced by soaring 9-foot ceilings. As you step inside, youâ€™re greeted by luxury vinyl flooring that flows seamlessly throughout the main level. The chef-inspired kitchen features upgraded cabinetry, sleek stainless steel appliances, and a spacious walk-through pantry for added convenience. A bright breakfast nook opens onto a large deckâ€”perfect for relaxing or entertaining. The inviting family room showcases an electric fireplace with a stone surround and tiled wall, adding both warmth and elegance. A mudroom and a convenient 2-piece bathroom complete the main level. Upstairs, the primary suite offers a walk-in closet and a luxurious 5-piece ensuite with double sinks. The upper level also includes a spacious bonus room, two additional well-appointed bedrooms, another 4-piece bathroom, and a laundry room for everyday ease. The fully finished walk-out basement expands your living space with a large entertainment area, an additional bedroom, and a modern 4-piece bathroom. Outside, the private backyard provides the perfect setting for relaxation or gatherings. With an outstanding location near the Livingston Community Centre, youâ€™ll enjoy exclusive access to a splash park, gymnasiums, ice rinks, soccer fields, playgrounds, and more.



This is a rare opportunity you won't want to miss"book your private showing today and make this your perfect home!

Built in 2023

Essential Information

MLS® #	A2257852
Price	\$899,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,895
Acres	0.12
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	75 Calhoun Hill Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1T7

Amenities

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

Interior

Interior Features	Kitchen Island, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 17th, 2025
Days on Market	18
Zoning	R-G
HOA Fees	467
HOA Fees Freq.	ANN

Listing Details

Listing Office	Grand Realty
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.