

\$646,900 - 44 Calhoun Common Ne, Calgary

MLS® #A2259703

\$646,900

3 Bedroom, 3.00 Bathroom, 1,690 sqft

Residential on 0.07 Acres

Livingston, Calgary, Alberta

OPEN HOUSE SATURDAY OCTOBER 4TH
11am-1pm!!! EXTREMELY UNIQUE
BROOKFIELD BUILD - BELVEDERE MODEL

- TONS OF UPGRADES. Welcome to this exceptional, extremely unique Brookfield built, sought after belvedere model home located right across from a proposed new school, many major bus routes and in the heart of one of Calgary's newest and most updated communities - Livingston. This beautiful two-storey home is packed with charm and premium upgrades, featuring a thoughtfully designed main floor layout, that showcases a sunken living room and an elegant curved staircase tucked toward the back of the home with dual skylights above, soaring ceilings, a builder upgraded flush-mounted sprinkler fire suppression system, a luxurious lighting package, and premium vinyl plank flooring throughout. The spacious living room is soaked in natural sunlight and anchored by a sleek electric fireplace, creating a cozy yet modern ambiance. Just a few steps up, the elevated kitchen and dining area offers a sense of separation and sophistication, featuring all stainless steel appliances, recessed pot lighting, full-height premium cabinetry, and a large central island perfect for family meals or entertaining guests. From the dining area, step out into your own serene, backyard oasis, complete with covered seating under a charming gazebo - the ideal spot for relaxing on warm evenings or hosting unforgettable family gatherings. Back inside,



head upstairs on your featured curved staircase to find your personal retreat in the large primary suite, which offers a spacious five-piece ensuite with a full standing glass-door shower, separate soaking tub, large vanity, and a walk-in closet that ticks all the boxes. Just off the primary suite, enjoy your morning coffee or unwind at the end of the day on your oversized private balcony, soaking in the peaceful views of your quiet, family-friendly neighbourhood in total comfort and privacy. Across the upper level, youâ€™ll find two more generously sized bedrooms that share another full four-piece bathroom, making this layout ideal for a growing family, guest space, or a convenient home office or hobby room. Downstairs, the basement offers a blank canvas with bathroom rough-in and two large windows, giving you the freedom to create your dream spaceâ€”whether itâ€™s a home gym, media room, kidsâ€™ play area, or future development. With this many premium features, smart design choices, and a layout full of unique charm and character, this home is everything youâ€™ve been waiting for and moreâ€”book your private viewing today and see what makes it so special!

Built in 2022

Essential Information

MLS® #	A2259703
Price	\$646,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,690
Acres	0.07
Year Built	2022
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	44 Calhoun Common Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T4B 3P6

Amenities

Parking Spaces	3
Parking	Off Street

Interior

Interior Features	Bathroom Rough-in, Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Skylight(s), Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Gazebo, Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 24th, 2025
Days on Market	11
Zoning	R-G

Listing Details

Listing Office	2% 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.