

\$649,000 - 349 Calhoun Common Ne, Calgary

MLS® #A2269494

\$649,000

4 Bedroom, 4.00 Bathroom, 1,831 sqft

Residential on 0.06 Acres

Livingston, Calgary, Alberta

BEAUTIFUL 3-BEDROOM HOME WITH LEGAL BASEMENT SUITE, SIDE ENTRANCE, AIR CONDITIONING & NUMEROUS UPGRADES! Welcome to 349 Calhoun Common NE in the desirable community of Livingston. This stunning detached home features a bright open layout with a spacious living room, dining area, powder room, and office. The upgraded kitchen is complete with full-height cabinets, pantry, built-in oven and microwave, electric cooktop, refrigerator, dishwasher, and a stylish chimney hood fan.

Upstairs, the large primary bedroom includes a 4-piece ensuite and generous closet. Two additional bedrooms, a full bathroom, laundry room, and a bonus room complete the upper level.

The LEGAL 1-BEDROOM BASEMENT SUITE with private side entrance is ideal for guests or rental income. It includes vinyl plank flooring, a modern kitchen with stainless-steel appliances, a 4-piece bathroom, separate laundry, and its own mechanical room with dual furnaces and HRV system.

Additional highlights include central A/C, 200-amp electrical panel, front porch, backyard, and a 2-car gravel parking pad. Located in a prime area close to parks, schools, shopping, and easy access to Stoney Trail, Deerfoot Trail, and Calgary International



Airport.

Don't miss this incredible opportunity—book your showing today!

Built in 2022

Essential Information

MLS® #	A2269494
Price	\$649,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,831
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	349 Calhoun Common Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1T2

Amenities

Amenities	None
Parking Spaces	2
Parking	Parking Pad, See Remarks

Interior

Interior Features	Built-in Features, Kitchen Island, Laminate Counters, Pantry, Separate Entrance
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric

	Cooktop, Microwave, Range, Range Hood, Refrigerator, See Remarks, Washer, Washer/Dryer Stacked
Heating	See Remarks
Cooling	Other
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line, Lighting
Lot Description	Zero Lot Line
Roof	Asphalt Shingle, Mixed
Construction	Concrete, Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	November 6th, 2025
Days on Market	14
Zoning	R-G
HOA Fees	473
HOA Fees Freq.	ANN

Listing Details

Listing Office	First Place Realty
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