

# \$939,000 - 216 Calhoun Crescent Ne, Calgary

MLS® #A2193818

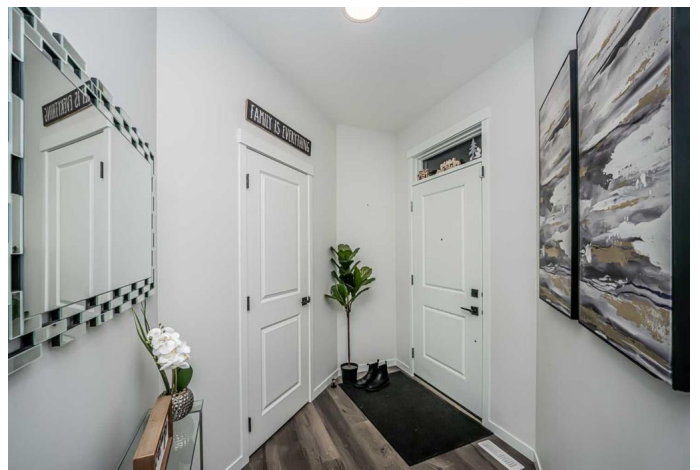
**\$939,000**

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	\$939,000
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 26  
Zoning R-G  
HOA Fees 467  
HOA Fees Freq. ANN

## Listing Details

Listing Office RE/MAX Complete Realty

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