

\$638,000 - 113 Calhoun Common Ne, Calgary

MLS® #A2263958

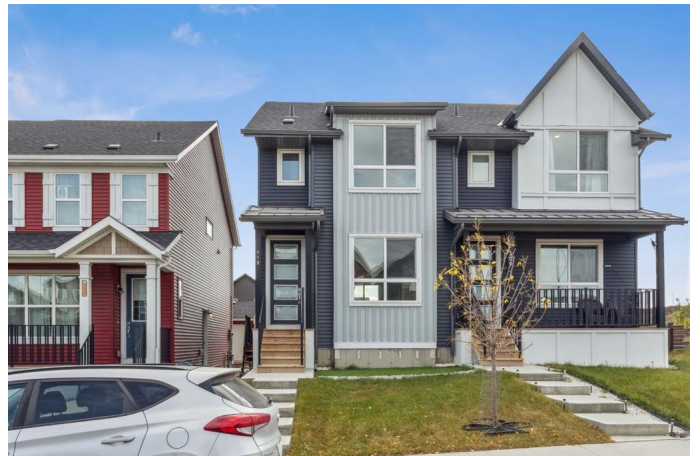
\$638,000

3 Bedroom, 4.00 Bathroom, 1,520 sqft

Residential on 0.05 Acres

Livingston, Calgary, Alberta

Welcome to this stunning home nestled in the vibrant community of Livingston. This beautiful maintained home starts with an expansive front porch which is ideal for unwinding in any season. Main floor includes 9-foot ceilings that create a bright and open feel. Large windows add to the airy and sun-filled atmosphere. Spacious living room provides the family with relaxation area. Stylish kitchen features with quartz countertops, central island and ample white cabinetry. A small den is perfect for office or study corner. A half bath at the entry of the back door complete the main floor. When you walk upstairs, lots of natural light pours in through the expansive side windows. Large bonus room can be tailored for entertainment zone or a home office. Two huge bedrooms with 4-piece ensuites and walk-in closet situated at the both end of the 2nd floor. It is also convenient to have an upper floor laundry. Fully developed basement has an extra spacious living area. A third bedroom with walk-in closet plus a large full bathroom definitely ideal for a growing family. The highlight is that the basement has a separate entrance. It provides options for rental or a private retreat. This home offers the perfect blend of comfort, luxury and functionality, making it an ideal choice for families, professionals and anyone seeking a spacious and convenient living space. Don't hesitate, make an appointment to view your dream home. It is vacant and easy to show.



Built in 2022

Essential Information

MLS® #	A2263958
Price	\$638,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,520
Acres	0.05
Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	113 Calhoun Common Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1T2

Amenities

Amenities	Playground
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None

Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line, Private Entrance
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 11th, 2025
Days on Market	32
Zoning	R-G
HOA Fees	473
HOA Fees Freq.	ANN

Listing Details

Listing Office	Grand Realty
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