

# \$899,900 - 14 Calhoun Crescent Ne, Calgary

MLS® #A2227948

**\$899,900**

5 Bedroom, 4.00 Bathroom, 2,311 sqft

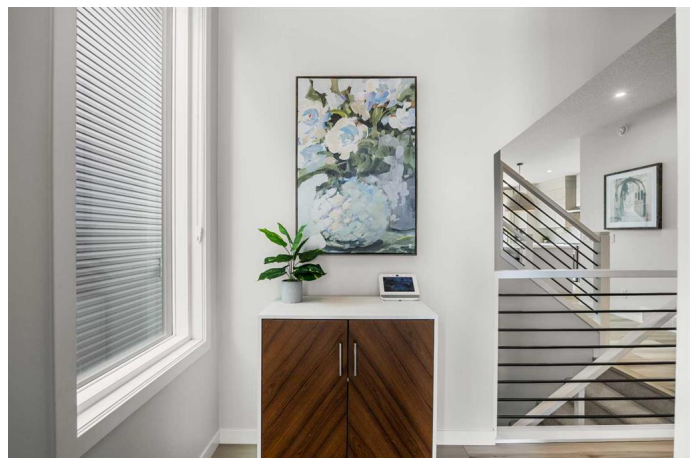
Residential on 0.10 Acres

Livingston, Calgary, Alberta

Welcome to this beautifully upgraded former Show Home with a LEGAL Walkout Basement Suite, offering nearly 3,000 sqft of thoughtfully designed living space. Located on a quiet street with traditional lot (not zero lot) and a southeast facing backyard, this 4+1 Bedroom, 3.5 Bath home blends comfort, function, and investment potential—ideal for families or multi-generational living.

Step inside to a spacious and inviting main floor with 9'™ ceilings and Luxury Vinyl Plank flooring throughout. The heart of the home is the chef-inspired Kitchen, thoughtfully designed with an oversized central island, quartz countertops, a gas range, stainless steel appliances, and a walk-in Pantry. The adjacent Dining Area and Living Room are anchored by a sleek electric fireplace and framed by large southeast-facing windows that flood the space with natural light. Enjoy outdoor living from the full-width vinyl Deck just off the Dining Area—complete with a gas hookup, perfect for BBQ party with a view. A main floor Den offers a flexible space for a home office or study zone, and the Mudroom conveniently connects to the double attached garage with epoxy flooring.

On the upper level, the Bonus Room is generously sized—ideal for family movie nights or a dedicated play area. The spacious Primary Bedroom is a true retreat with big windows that frame the elevated southeast



views. Step into the spa-like 5-piece Ensuite, complete with elegant hexagon tile flooring, a tiled glass shower, deep soaker tub, and dual vanities with an extended quartz countertop. A large Walk-In Closet finishes the suite. Three additional Bedrooms share a Full Bath with dual sinks and a separate shower/toilet area—great for busy households. The Upper-Level Laundry Room adds daily convenience.

The fully finished Walkout Basement offers a bright and well-designed Legal Suite with a private entrance via poured concrete side walk and steps. It features its own spacious Living Room, fully equipped Kitchen with stainless steel appliances, a large Bedroom, a 4-piece Bath, and its own Laundry Room—perfect for extended family or generating rental income.

This home also boasts a long list of owner-added premium upgrades: Central A/C, tankless water on demand, Gemstone exterior lights, water softener, water filtration system, radon mitigation system, two humidifiers, and two air exchangers.

Step outside to the covered patio, and a built-in gazebo creates a comfortable, shaded retreat—perfect for relaxing or entertaining in the beautifully landscaped backyard.

With its stylish design and unbeatable comfort, this move-in-ready home stands out from the rest. Don't miss your chance to own this showpiece—book your private showing today!

Built in 2021

**Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | A2227948  |
| Price    | \$899,900 |
| Bedrooms | 5         |

|                |             |
|----------------|-------------|
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,311       |
| Acres          | 0.10        |
| Year Built     | 2021        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 14 Calhoun Crescent Ne |
| Subdivision | Livingston             |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3P 1X8                |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | None                              |
| Parking Spaces | 4                                 |
| Parking        | Double Garage Attached, Insulated |
| # of Garages   | 2                                 |

### Interior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer, Window Coverings    |
| Heating           | Forced Air, Natural Gas                                                                                                   |
| Cooling           | Central Air                                                                                                               |
| Fireplace         | Yes                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                         |
| Fireplaces        | Electric, Living Room                                                                                                     |
| Has Basement      | Yes                                                                                                                       |
| Basement          | Finished, Full, Suite, Walk-Out                                                                                           |

### Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | BBQ gas line                        |
| Lot Description   | Landscaped, Rectangular Lot, Gazebo |
| Roof              | Asphalt Shingle                     |
| Construction      | Stone, Vinyl Siding, Wood Frame     |
| Foundation        | Poured Concrete                     |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 10             |
| Zoning         | R-G            |
| HOA Fees       | 468            |
| HOA Fees Freq. | ANN            |

### **Listing Details**

|                |                                            |
|----------------|--------------------------------------------|
| Listing Office | Jessica Chan Real Estate & Management Inc. |
|----------------|--------------------------------------------|

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