

# \$789,000 - 73 Calhoun Crescent Ne, Calgary

MLS® #A2232673

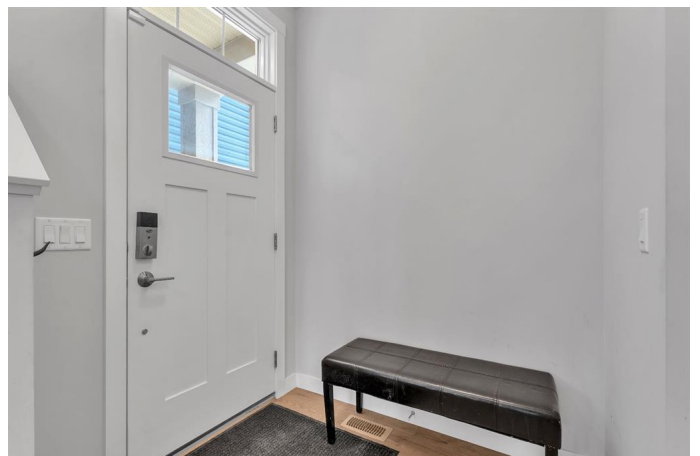
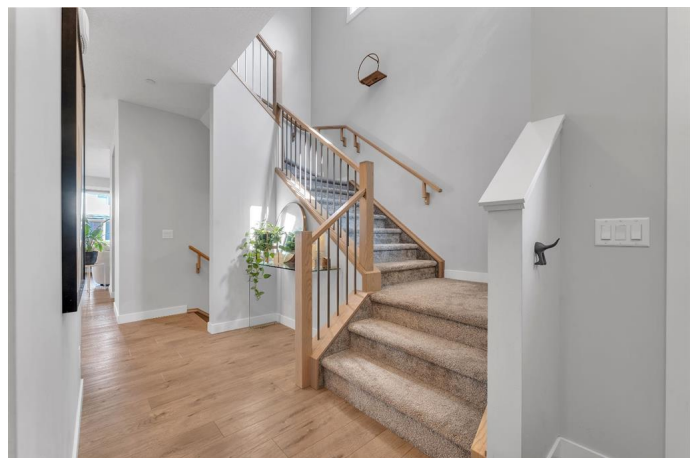
**\$789,000**

3 Bedroom, 3.00 Bathroom, 2,235 sqft

Residential on 0.08 Acres

Livingston, Calgary, Alberta

Welcome to your dream home at 73 Calhoun Crescent NE! Located in the vibrant community of Livingston, this beautiful 3-bedroom plus Den, 2.5-bathroom residence offers 2,235 square feet of elegant living space. Step inside to an inviting open-concept layout, ideal for entertaining guests or enjoying quality family time. The spacious, sunlit living room provides a perfect retreat to relax, while the kitchen features stainless steel appliances and ample storage. A versatile den on this level can serve as a home office or study. Upstairs, you'll find a generous bonus room, perfect for a game room or cozy lounge. The primary suite offers a 5-piece ensuite bathroom and generous closet space, while two additional bedrooms provide comfortable accommodations for family or guests. A practical laundry room adds convenience to daily living. Ideally situated near the airport with a new shopping centre opening soon, this home combines ease of access with a vibrant lifestyle. Don't miss your chance to make this stunning house your new home! Check out the virtual tour link!!



Built in 2022

## Essential Information

MLS® # A2232673

Price \$789,000

Bedrooms 3

|                |             |
|----------------|-------------|
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,235       |
| Acres          | 0.08        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 73 Calhoun Crescent Ne |
| Subdivision | Livingston             |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3P1X9                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | See Remarks                                                         |
| Appliances        | Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air                                                          |
| Cooling           | None                                                                |
| Fireplace         | Yes                                                                 |
| # of Fireplaces   | 1                                                                   |
| Fireplaces        | Electric                                                            |
| Has Basement      | Yes                                                                 |
| Basement          | None, Unfinished                                                    |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Rectangular Lot |
| Roof              | Asphalt Shingle |

|              |                     |
|--------------|---------------------|
| Construction | Stone, Vinyl Siding |
| Foundation   | Poured Concrete     |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 15              |
| Zoning         | R-G             |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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