

# \$899,000 - 75 Calhoun Hill Ne, Calgary

MLS® #A2257852

**\$899,000**

4 Bedroom, 4.00 Bathroom, 1,895 sqft

Residential on 0.12 Acres

Livingston, Calgary, Alberta

Welcome to this beautiful home with a walk-out basement in vibrant Livingston! Designed with an expansive open-concept layout, this residence offers over 2,400 sq. ft. of generous living space, enhanced by soaring 9-foot ceilings. As you step inside, youâ€™re greeted by luxury vinyl flooring that flows seamlessly throughout the main level. The chef-inspired kitchen features upgraded cabinetry, sleek stainless steel appliances, and a spacious walk-through pantry for added convenience. A bright breakfast nook opens onto a large deckâ€”perfect for relaxing or entertaining. The inviting family room showcases an electric fireplace with a stone surround and tiled wall, adding both warmth and elegance. A mudroom and a convenient 2-piece bathroom complete the main level. Upstairs, the primary suite offers a walk-in closet and a luxurious 5-piece ensuite with double sinks. The upper level also includes a spacious bonus room, two additional well-appointed bedrooms, another 4-piece bathroom, and a laundry room for everyday ease. The fully finished walk-out basement expands your living space with a large entertainment area, an additional bedroom, and a modern 4-piece bathroom. Outside, the private backyard provides the perfect setting for relaxation or gatherings. With an outstanding location near the Livingston Community Centre, youâ€™ll enjoy exclusive access to a splash park, gymnasiums, ice rinks, soccer fields, playgrounds, and more.



This is a rare opportunity you won't want to miss"book your private showing today and make this your perfect home!

Built in 2023

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2257852    |
| Price          | \$899,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,895       |
| Acres          | 0.12        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

Community Information

|             |                    |
|-------------|--------------------|
| Address     | 75 Calhoun Hill Ne |
| Subdivision | Livingston         |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3P 1T7            |

Amenities

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

Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Kitchen Island, Pantry, Walk-In Closet(s)                           |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air                                                          |

|                 |                |
|-----------------|----------------|
| Cooling         | None           |
| Fireplace       | Yes            |
| # of Fireplaces | 1              |
| Fireplaces      | Electric       |
| Has Basement    | Yes            |
| Basement        | Full, Walk-Out |

## Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Private Yard               |
| Lot Description   | Back Yard, Rectangular Lot |
| Roof              | Asphalt Shingle            |
| Construction      | Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete            |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 17th, 2025 |
| Days on Market | 5                    |
| Zoning         | R-G                  |
| HOA Fees       | 467                  |
| HOA Fees Freq. | ANN                  |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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