

**73 Calhoun Crescent NE**  
**Calgary, Alberta**

**MLS # A2232673**



**\$809,000**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,235 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** REFRIGERATOR, STOVE, DISHWASHER, WASHER, DRYER, GARAGE CONTROL, GARAGE REMOTE

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!!