

**61 Calhoun Crescent  
Calgary, Alberta**

**MLS # A2204905**



**\$849,999**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,243 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot		

<b>Heating:</b>	Central, ENERGY STAR Qualified Equipment, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** Security System

Immaculate Single Family Home with Legal Basement Suite in Livingston! Welcome to this stylish, move-in-ready living in one of Calgary's most vibrant and desirable communities. This beautifully maintained home boasts 3 bedrooms, 2.5 bathrooms, living room, den, loft area above ground with a double car garage, numerous upgrades, and a newly built legal basement suite with two rooms, kitchen, living and dining area, storage space—perfect for added income or extended family living. The open-concept main floor features a spacious kitchen, living, dining, and den area ideal for entertaining and everyday life. Upstairs, you'll find a large bonus room, two cozy bedrooms, a convenient laundry room, and a luxurious master retreat complete with ensuite bath. Step outside to enjoy the fully fenced yard, finished deck, grass in the backyard, with plenty of space to realize your landscaping ideas. Security cameras are included for added peace of mind. Located near the airport and future shopping centre, this home offers unparalleled comfort, functionality, and long-term value. Key Features: 3 Bedrooms | 2.5 Bathrooms with 2,243.47 sq ft Above Grade New Legal Basement Suite with additional 776 sq. ft of space Lot of upgrades including gas cooking range, motorized blinds, 9 ft ceilings on the main floor, granite counter tops, security system, and many more Double Attached Garage Open-Concept Layout with Bonus Room & Den Fully Landscaped with Deck & Fenced Yard Close to Airport & Future Shopping Centre Don't miss this exceptional opportunity—book your showing today!