

# \$743,000 - 17 Calhoun Crescent Ne, Calgary

MLS® #A2234519

**\$743,000**

3 Bedroom, 3.00 Bathroom, 1,792 sqft

Residential on 0.08 Acres

Livingston, Calgary, Alberta

Welcome to Your Dream Home in Livingston! Step into this pristine property by Morrison Homes with a sunny west facing backyard located in the highly desirable community of Livingston. Ideally positioned near parks, playgrounds, and offering quick access to Stoney Trail, Deerfoot Trail, CrossIron Mills, and Costco, this home combines modern convenience with timeless design. The main floor features an open-concept layout with 9'™ ceilings, creating a spacious and airy atmosphere. At the heart of the home is a gourmet kitchen, complete with upgraded stainless steel appliances, a large granite island, and a walk through pantry, perfect for both everyday living and entertaining. The cozy living room is anchored by a sleek electric fireplace, adding warmth and style. Upstairs, you'll find a versatile bonus room, a generously sized primary suite with large windows, a walk-in closet, and a spa-inspired ensuite featuring dual vanities. Two additional spacious bedrooms, a full bathroom, and a conveniently located laundry room complete the upper level. The undeveloped basement offers a blank canvas ready for your personal touch. Plus, enjoy peace of mind with a new roof, new siding and a water softener. Livingston is one of Calgary's most sought-after neighborhoods, offering exceptional community amenities. The 35,000 sq. ft. Livingston Hub includes an ice rink, splash park, gymnasium, playground, tennis court,



banquet hall, community kitchen, daycare space, and moreâ€”everything you need just steps from your front door. Call today for your private showing!

Built in 2022

**Essential Information**

MLS® #	A2234519
Price	\$743,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,792
Acres	0.08
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	17 Calhoun Crescent Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1P1

**Amenities**

Amenities	Park
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Granite Counters, High Ceilings, No Smoking Home, Open Floorplan,
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	Pantry
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Wine Refrigerator, Gas Oven
Heating	See Remarks
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 26th, 2025
Days on Market	46
Zoning	SR
HOA Fees	467
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Royal LePage Benchmark
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