

# \$889,900 - 303 Calhoun Crescent Ne, Calgary

MLS® #A2268350

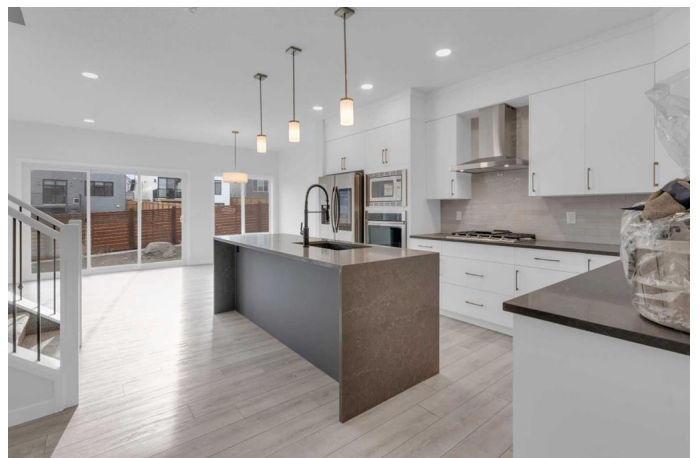
**\$889,900**

7 Bedroom, 4.00 Bathroom, 2,230 sqft

Residential on 0.08 Acres

Livingston, Calgary, Alberta

Nestled in the vibrant Northeast community of Livingston...enjoy the benefits of living in an established neighborhood that brings a plethora of amenities right to your doorstep, along with swift access to major highways. Welcome to the COLLINGWOOD "a BRAND-NEW home built by Excel homes. This amazing family home has it all" it's™s LOADED WITH UPGRADES " has a SOUTH EAST FACING BACKYARD and a SEPARATE ENTRANCE TO FULLY DEVELOPED LEGAL BASEMENT SUITE!!! This home offers 2230 sf & is delivered in an open plan, designed for families & entertaining. This impressive home offers FIVE BEDROOMS...FOUR of the bedrooms on the upper level with an ADDITIONAL bedroom and FULL BATH on the main floor. The kitchen is a show stopper with huge waterfall island, built in SS appliances, gas cooktop & loads of cabinets and drawers for storage. In addition, the main floor boasts a pantry with summer / spice kitchen that offers storage cabinets, stove/hood fan and sink! You'll notice the back of the house is almost entirely windows, flooding this home w/natural daylight. Exit to your SOUTH EAST FACING backyard thru the oversized patio doors. The family room & dining area are connected & offer huge family / entertaining potential. 9'™ ceilings & gorgeous luxury vinyl plank flooring make this space airy & bright. Upstairs you'll find FOUR spacious bedrooms! The primary suite is separated from the 3 others by a huge



bonus room. The primary suite also features an amazing spa like ensuite w/dual sinks, beautiful tile skirted soaker tub & separate shower. Your laundry room (with folding counter) & family bathroom complete this level. THE BASEMENT is fully developed & has a PRIVATE / SEPARATE side entry that leads to your 2-bedroom LEGAL suite, perfect for rental income, extended family or a live-in nanny! This level is built to upstairs standards & features TWO BEDROOMS, a FULL KITCHEN (w/SS appliances), FAMILY ROOM, laundry & 4 PCE BATH. All utilities are separate from the main floor – 2 furnaces & hot water tanks & laundry. Whether you're a growing family, savvy investor, or multi-generational household, this is the home you've been waiting for. With over 35 years of experience, over 15,000 homes built & 75 awards for design & industry excellence, Excel Homes is a wise choice!

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2268350    |
| Price          | \$889,900   |
| Bedrooms       | 7           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 2,230       |
| Acres          | 0.08        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|         |                         |
|---------|-------------------------|
| Address | 303 Calhoun Crescent Ne |
|---------|-------------------------|

|             |            |
|-------------|------------|
| Subdivision | Livingston |
| City        | Calgary    |
| County      | Calgary    |
| Province    | Alberta    |
| Postal Code | T3P 2E9    |

### **Amenities**

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | Park, Playground                    |
| Parking Spaces | 4                                   |
| Parking        | Double Garage Attached, See Remarks |
| # of Garages   | 2                                   |

### **Interior**

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home, Separate Entrance, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, See Remarks             |
| Heating           | Forced Air, Natural Gas                                                               |
| Cooling           | Central Air                                                                           |
| Fireplace         | Yes                                                                                   |
| # of Fireplaces   | 1                                                                                     |
| Fireplaces        | Electric, Family Room                                                                 |
| Has Basement      | Yes                                                                                   |
| Basement          | Full                                                                                  |

### **Exterior**

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | BBQ gas line                        |
| Lot Description   | Rectangular Lot                     |
| Roof              | Asphalt                             |
| Construction      | Brick, Wood Siding, Aluminum Siding |
| Foundation        | Poured Concrete                     |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 4th, 2025 |
| Days on Market | 1                  |
| Zoning         | R-G                |
| HOA Fees       | 473                |
| HOA Fees Freq. | ANN                |

### **Listing Details**

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