

# **\$679,800 - 233 Calhoun Common Ne, Calgary**

MLS® #A2212357

**\$679,800**

3 Bedroom, 3.00 Bathroom, 1,808 sqft  
Residential on 0.07 Acres

Livingston, Calgary, Alberta

Welcome home to the Carlisle II built by Brookfield. This stunning 2 storey home is situated on a large corner lot on a quiet street in the community of Livingston. This beautifully designed home features countless upgrades, warm timeless finishes, an open floor plan, 3 generous bedrooms and a basement with separate entry and rough in ready to be suited, subject to approval and permitting by the city/municipality. The main floor features an open floor plan, East facing front office with sliding barn door, stunning upgraded kitchen with gourmet stainless steel appliances, quartz countertops, eat up island, spacious dining and a large living room with access to the backyard. The second storey offers a large primary bedroom with ensuite bathroom and private patio to enjoy the morning sun, 2 additional bedrooms and the laundry room. The basement is a clean slate ready for development with rough-in plumbing for a suite making this a fantastic investment opportunity for short or long term rental income potential. The backyard is fenced and offers a low maintenance lifestyle with extra space along the side of the home. Enjoy the bonus of a newly built oversized garage. Livingston is a master planned community offering a variety of amenities including a 35,000 square foot lifestyle centre, skating rinks, tennis courts, gymnasium, basketball court, splash park, playground, outdoor amphitheatre, meeting rooms and outdoor ping pong tables. The community is also set to have a large town



centre including retail shops, services and office space. Easy access to Deerfoot and Stoney Trail make this community exceptional for commuting.

Built in 2022

**Essential Information**

MLS® #	A2212357
Price	\$679,800
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,808
Acres	0.07
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	233 Calhoun Common Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1T3

**Amenities**

Amenities	Clubhouse, Parking, Playground, Other
Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Alley Access, Garage Faces Rear
# of Garages	2

**Interior**

Interior Features	Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan,
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	Pantry, Recessed Lighting, Separate Entrance, Stone Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

## Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 16th, 2025
Days on Market	15
Zoning	R-G
HOA Fees	499
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX First
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