

\$1,048,800 - 276 Calhoun Crescent Ne, Calgary

MLS® #A2241311

\$1,048,800

7 Bedroom, 4.00 Bathroom, 2,579 sqft

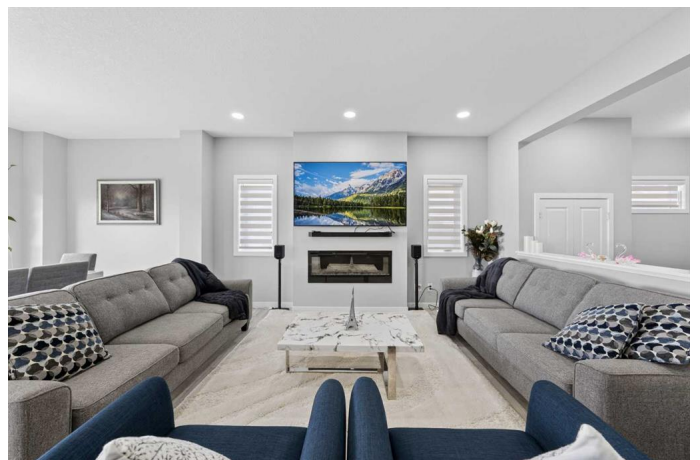
Residential on 0.12 Acres

Livingston, Calgary, Alberta

Welcome to this thoughtfully designed legal walk-up basement home located in the vibrant community of Livingston. Featuring a Main Floor Bedroom, four Bedrooms upstairs, and a 2-Bedroom Legal Suite, this beautifully built home offers over 3,400 sqft of living space. It combines modern design with a rare blend of size, functionality, and flexibility—ideal for multi-generational living or rental income.

The Main Floor offers durable Vinyl Plank Flooring throughout, while 9-foot ceilings enhance all levels of the home. A welcoming Foyer greets you with soaring 10-foot ceilings, adding to the spacious feel. The open concept layout includes a Gourmet Kitchen with Center Island, Eating Bar, Quartz Countertops, Soft-Close Cabinetry, and a dedicated Spice Kitchen with Gas Stove—perfect for culinary enthusiasts. The Living Room with Electric Fireplace takes center stage, seamlessly connecting to the Dining Area and ideal for both relaxing and entertaining. A rare Main Floor Bedroom and Full Bath add exceptional flexibility. A Mud Room leads to the Insulated Double Attached Garage.

Upstairs offers a large Bonus Room, a generous Primary Bedroom with Walk-In Closet and a spa-like 5-Piece Ensuite featuring Double Vanity, Soaker Tub, beautifully tiled floors, and an oversized tiled standing shower. Three additional Bedrooms, a Den (perfect for a study or nursery), a 4-Piece Bath, and a



convenient Laundry Room with Sink complete the upper level.

The Fully Finished Legal Walk-Up Basement Suite includes its own Kitchen, Living Room, 2 Bedrooms, 4-Piece Bath, second Laundry, and a Covered Walk-Up Entranceâ€”ideal for privacy, protection from the snow and rain.

Livingston is one of Calgaryâ€™s fastest-growing communities, offering modern amenities, parks, and the impressive Livingston Hubâ€”featuring a community center, skating rink, splash park, and more.

Built in 2024

Essential Information

MLS® #	A2241311
Price	\$1,048,800
Bedrooms	7
Bathrooms	4.00
Full Baths	4
Square Footage	2,579
Acres	0.12
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	276 Calhoun Crescent Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 2E9

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Insulated
# of Garages	2

Interior

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

Exterior

Exterior Features	None
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 18th, 2025
Days on Market	14
Zoning	R-G
HOA Fees	473
HOA Fees Freq.	ANN

Listing Details

Listing Office	Jessica Chan Real Estate & Management Inc.
----------------	--

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.