

\$825,000 - 264 Calhoun Crescent Ne, Calgary

MLS® #A2186940

\$825,000

4 Bedroom, 3.00 Bathroom, 2,251 sqft
Residential on 0.12 Acres

Livingston, Calgary, Alberta

****BACK IN MARKET AS BUYERS CANT SECURE FINANCING AGAIN ****Discover this brand-new, modern single-family home on a conventional lot, thoughtfully designed with upgrades and luxurious features. The main floor boasts durable vinyl flooring, 9-foot ceilings, an extended gourmet kitchen with upgraded cabinets and Whirlpool appliances, and a versatile office or bedroom with a full washroom. The upper floor features a spacious master suite with an upgraded bathroom, three additional bedrooms, and a bonus room. Ceiling fans throughout add comfort, and the unfinished basement with a side entrance offers endless possibilities for customization. This elegant and functional home is perfect for contemporary family living!

Built in 2024

Essential Information

MLS® #	A2186940
Price	\$825,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,251
Acres	0.12
Year Built	2024
Type	Residential
Sub-Type	Detached



Style	2 Storey
Status	Active

Community Information

Address	264 Calhoun Crescent Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P2G1

Amenities

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

Interior

Interior Features	No Animal Home, Separate Entrance, Vinyl Windows
Appliances	Built-In Oven, Dishwasher, Range Hood, Refrigerator, Washer/Dryer, Electric Cooktop
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Entrance
Lot Description	Pie Shaped Lot, Subdivided
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete, Slab

Additional Information

Date Listed	January 10th, 2025
Days on Market	63
Zoning	R-G
HOA Fees	400
HOA Fees Freq.	ANN

Listing Details

Listing Office TREC The Real Estate Company

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