



**229 Calhoun Crescent NE**  
**Calgary, Alberta**

**MLS # A2326732**



**\$725,000**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,891 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Quartz Counters		

**Inclusions:** N/A

Welcome to this stunning home in the highly sought-after community of Livingston, offering just under 1,900 sq. ft. of thoughtfully designed living space with a beautiful open-to-below floor plan that creates a bright and spacious feel throughout. Step inside to discover upgraded flooring throughout the main level and a modern kitchen designed to impress, featuring stainless steel appliances, quartz countertops, a large kitchen island, a gas stove, and a built-in microwave – perfect for both everyday living and entertaining guests. Upstairs, you’ll find a generously sized bonus room ideal for family gatherings, movie nights, or additional living space. The spacious primary bedroom retreat features a luxurious 5-piece ensuite, while two additional well-sized bedrooms and a full common bathroom complete the upper level. The unfinished basement offers endless possibilities and is ready for your creative ideas and future development. Outside, enjoy a deck and backyard space perfect for relaxing, entertaining, or family activities, along with the convenience of a double attached garage. Located in the vibrant community of Livingston, residents enjoy access to a fantastic community centre, parks, playgrounds, and nearby shopping amenities, making this an ideal place to call home for families and professionals alike. Don’t miss this opportunity to own a beautiful home in one of Calgary’s growing and desirable communities! \*virtual photos used for presentation\*