

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

MLS® #A2186940

**\$825,000**

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

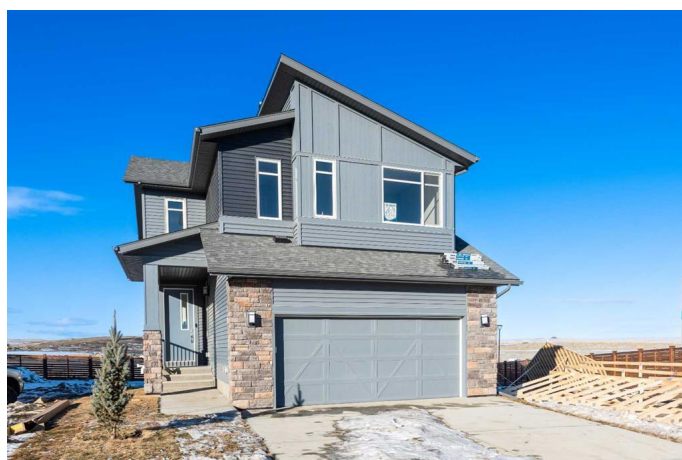
Livingston, Calgary, Alberta

**\*\*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	61
Zoning	R-G
HOA Fees	400
HOA Fees Freq.	ANN

## Listing Details

Listing Office           TREC The Real Estate Company

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