

# \$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 | T4B 3P6               |

**Amenities**

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

**Interior**

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, |
|-------------------|---------------------------------------------------------------------|

|              |                                                                                                 |
|--------------|-------------------------------------------------------------------------------------------------|
|              | 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, Private, Low Maintenance Landscape, Level |
| Roof              | Asphalt Shingle                                                                                           |
| Construction      | Vinyl Siding                                                                                              |
| Foundation        | Poured Concrete                                                                                           |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 3                |
| Zoning         | R-G              |
| HOA Fees       | 499              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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.