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13 Calhoun Crescent NE
Calgary, Alberta

MLS # A2339548



$770,000

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,269 sq.ft.	**Age:**	2022 (4 yrs old)
Beds:	6	**Baths:**	4
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Double Vanity, High Ceilings, No Smoking Home, Pantry, Separate Entrance		

Inclusions: Bunk Bed in the Basement

This is a deal of a lifetime! Back On The Market! Price Improvement Alert!!! Welcome to this beautifully upgraded home offering over 2,900 sq ft of total living space in the vibrant and highly sought-after community of Livingston. Thoughtfully designed for modern family living, this impressive home begins with a bright and functional main floor featuring 9-foot ceilings, elegant LVP flooring, and impressive 8-foot doors that enhance the sense of space throughout. The chef-inspired kitchen is equipped with stainless steel appliances, a gas range, chimney hood fan, built-in microwave, and upgraded paint-grade cabinetry, creating a stylish and practical space for cooking and entertaining. A main-floor bedroom and full bathroom provide the perfect setup for guests, extended family, or a convenient home office. Upstairs, you’ll find a layout designed for comfort and flexibility. The spacious primary retreat features a luxurious 5-piece ensuite with dual sinks and a walk-in closet, while the large bonus room offers plenty of space for family movie nights or relaxation. Two additional generously sized bedrooms, along with a flexible office/den ideal for working from home, provide ample room for a growing family. Completing the upper level is a convenient laundry room and linen storage. Adding exceptional value is the fully finished legal basement suite, featuring two bedrooms, a full bathroom, a complete kitchen, and its own private laundry, an ideal mortgage helper in today’s rental market. For added peace of mind, the entire home is equipped with a fire sprinkler system, providing enhanced safety and protection. Living in Livingston means enjoying access to the incredible Livingston Hub, a community-focused amenity centre offering a splash park, playgrounds, skating rink, tennis courts, basketball courts, table tennis, party spaces, and a full gymnasium for

indoor sports. Conveniently located with quick access to Deerfoot Trail and Stoney Trail, commuting anywhere in the city is effortless. You’re also just minutes from Calgary International Airport, the city of Airdrie, and a short drive to the Rocky Mountains for weekend escapes. This exceptional property delivers space, style, and income potential in one of Calgary’s most exciting new communities. Book your private showing today and experience everything this home has to offer.

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