

# \$759,800 - 73 Calhoun Crescent Ne, Calgary

MLS® #A2232673

**\$759,800**

3 Bedroom, 3.00 Bathroom, 2,235 sqft

Residential on 0.08 Acres

Livingston, Calgary, Alberta

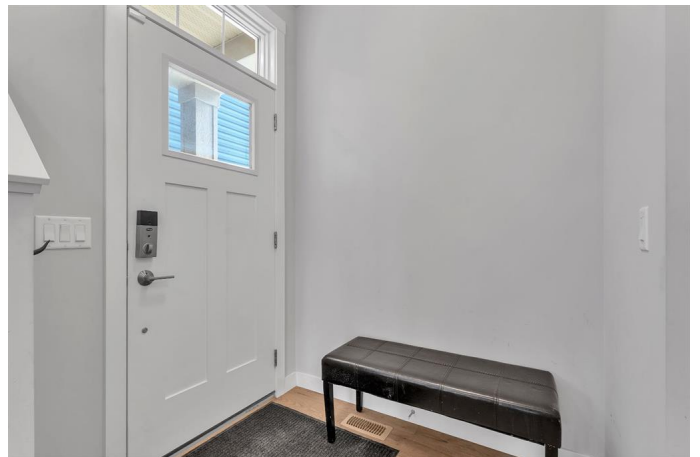
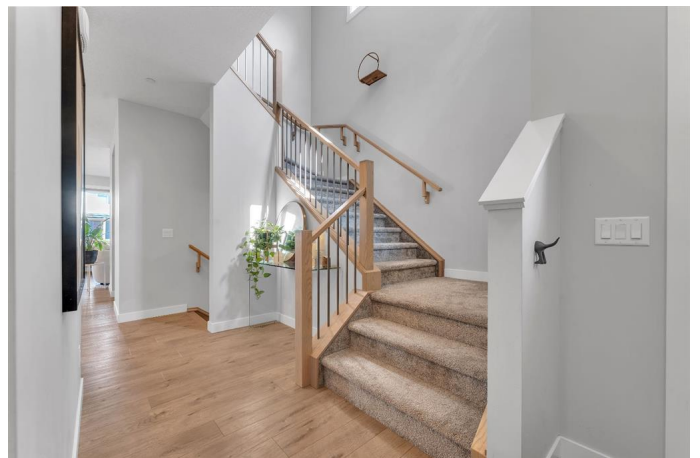
Welcome to your entertainer's paradise at 73 Calhoun Crescent NE! Located in the vibrant Livingston community, this stunning 3-bedroom, 2.5-bath home is your ticket to hosting unforgettable gatherings. With 2,235 square feet of beautifully designed space, the open-concept layout is perfect for entertaining friends or relaxing with family. The bright, welcoming living room sets the mood, while the modern kitchen with stainless steel appliances and ample storage makes prep a pleasure. A versatile main floor den is ideal for a home office or an extra guest suite. Upstairs, a spacious bonus room offers endless possibilities—think media, game nights, or your retreat. The primary suite is your private luxury oasis, complete with a spa-inspired 5-piece ensuite and generous closet space. Two additional bedrooms and upstairs laundry add convenience to your busy lifestyle. Perfectly positioned just minutes from the airport and a soon-to-open shopping center, this home combines comfort, style, and proximity to everything you need. Don't wait for your dream entertaining home to be ready for you now! Virtual tour available, act fast!

Built in 2022

## Essential Information

MLS® #                   A2232673

Price                     \$759,800



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,235       |
| Acres          | 0.08        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 73 Calhoun Crescent Ne |
| Subdivision | Livingston             |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3P1X9                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | See Remarks   |
| Appliances        | Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Electric  |
| Has Basement      | Yes   |
| Basement          | Partial, Unfinished   |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Rectangular Lot |

|              |                     |
|--------------|---------------------|
| Roof         | Asphalt Shingle     |
| Construction | Stone, Vinyl Siding |
| Foundation   | Poured Concrete     |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 86              |
| Zoning         | R-G             |

### **Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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