

# \$899,000 - 75 Calhoun Hill Ne, Calgary

MLS® #A2257852

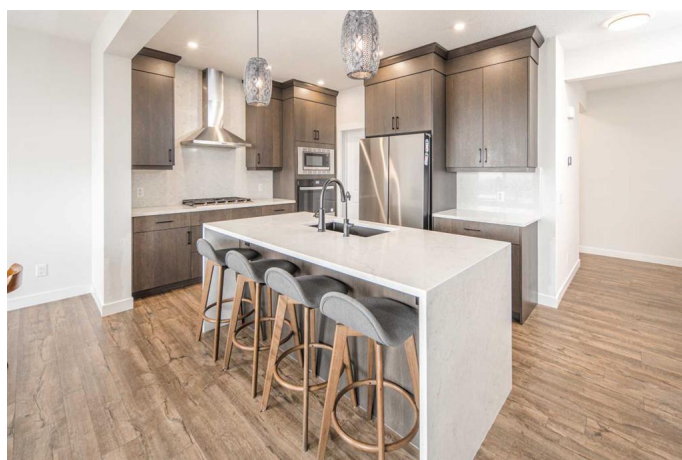
**\$899,000**

4 Bedroom, 4.00 Bathroom, 1,895 sqft

Residential on 0.12 Acres

Livingston, Calgary, Alberta

Welcome to this beautiful home with a walk-out basement in vibrant Livingston! Designed with an expansive open-concept layout, this residence offers over 2,400 sq. ft. of generous living space, enhanced by soaring 9-foot ceilings. As you step inside, youâ€™re greeted by luxury vinyl flooring that flows seamlessly throughout the main level. The chef-inspired kitchen features upgraded cabinetry, sleek stainless steel appliances, and a spacious walk-through pantry for added convenience. A bright breakfast nook opens onto a large deckâ€”perfect for relaxing or entertaining. The inviting family room showcases an electric fireplace with a stone surround and tiled wall, adding both warmth and elegance. A mudroom and a convenient 2-piece bathroom complete the main level. Upstairs, the primary suite offers a walk-in closet and a luxurious 5-piece ensuite with double sinks. The upper level also includes a spacious bonus room, two additional well-appointed bedrooms, another 4-piece bathroom, and a laundry room for everyday ease. The fully finished walk-out basement expands your living space with a large entertainment area, an additional bedroom, and a modern 4-piece bathroom. Outside, the private backyard provides the perfect setting for relaxation or gatherings. With an outstanding location near the Livingston Community Centre, youâ€™ll enjoy exclusive access to a splash park, gymnasiums, ice rinks, soccer fields, playgrounds, and more.



This is a rare opportunity you won't want to miss"book your private showing today and make this your perfect home!

Built in 2023

Essential Information

MLS® #	A2257852
Price	\$899,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,895
Acres	0.12
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	75 Calhoun Hill Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1T7

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Kitchen Island, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Walk-Out

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 17th, 2025
Zoning	R-G
HOA Fees	467
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Grand Realty
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