

# \$719,888 - 8 Calhoun Common Ne, Calgary

MLS® #A2210313

**\$719,888**

4 Bedroom, 4.00 Bathroom, 1,884 sqft

Residential on 0.08 Acres

Livingston, Calgary, Alberta

LOCATION!! LOCATION!! LOCATION!! ( CORNER LOT/PREMIUM LOT ) STUNNING SINGLE-FAMILY HOME with LEGAL BASEMENT SUITE . This Amazing property has a total of 4 SPACIOUS bedrooms + 3 1/2 BATH . Gorgeous investment property offers almost 2592 SQ FT in developed living space. The broad living room is flooded with natural light, thatâ€™s perfect for relaxation or entertaining guests. FEATURES INCLUDE: Bonus room upstairs + ENORMOUS WALK IN CLOSET AT the masters bedroom + BALCONY ON MASTERS BEDROOM with OUTSTANDING VIEWS! HUGE WINDOWS providing tons of natural light + 9 FT. ceiling on MAIN FLOOR and BASEMENT + LUXUTY VINYL PLANK ALL THROUGHOUT which makes this home easy to maintain TONS OF UPGRADES: GOURMET KITCHEN ON MAIN LEVEL -UPGRADED STAINLESS STEEL KITCHEN APPLIANCES + BUILT IN ELECTRIC COUNTER TOP KITCHEN ON MAIN LEVEL +QUARTZ KITCHEN COUNTER TOP including counters inside the washrooms. The upper floor is also complete with a bonus room ideal for family movie nights, a kids' play area, or a cozy retreat for relaxation. (SEPARATE ENTRANCE DOWNSTAIRS, the fully finished legal basement suite WHICH WAS PROFESSIONALLY DONE BY THE BUILDER is a standout feature, offering excellent rental potential or space for extended family. It includes its own kitchen and dining area, a 4-piece bathroom, a spacious



bedroom, and a cozy family room, making it a complete, self-contained suite. Livingston is a master-planned community celebrated for its exceptional amenities and connected lifestyle. (2) Electric Stoves, (2) Dishwashers, (2) refrigerators, (2) washers, (2) dryers, microwave hood fan, built-in microwave, built in oven. Residents enjoy access to the state-of-the-art Livingston Hub, complete with a community center, sports facilities, and year-round events. The neighborhood also features parks, pathways, and convenient proximity to schools, shopping, and transit - making it ideal for both homeowners and renters. This is your chance to enjoy the best of both worlds: live comfortably upstairs while renting out the basement for additional income. Whether you're looking to invest or settle into your forever home, this property checks all the boxes. Don't miss this incredible opportunity - BOOK YOUR SHOWINGS NOW!!!

Built in 2022

**Essential Information**

MLS® #	A2210313
Price	\$719,888
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,884
Acres	0.08
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	8 Calhoun Common Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1R8

### Amenities

Amenities	Other
Parking	Off Street, Parking Pad

### Interior

Interior Features	Closet Organizers, Kitchen Island, Open Floorplan, Pantry, See Remarks
Appliances	Dishwasher, Dryer, Microwave, Oven, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	Other
Lot Description	Corner Lot, See Remarks
Roof	Asphalt Shingle
Construction	Other, See Remarks
Foundation	Poured Concrete

### Additional Information

Date Listed	April 10th, 2025
Days on Market	34
Zoning	R-G
HOA Fees	468
HOA Fees Freq.	ANN

### Listing Details

Listing Office	CIR Realty
----------------	------------

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.