13 Calhoun Crescent NE

Calgary | Active | MLS® A2339548

$770,000









Bedrooms	Bathrooms	Year Built	Living area
6	**4**	**2022**	**2,268.77 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Regent Pointe Realty

A closer look

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.

Property details

Status	Active
Prop. Type	Residential

MLS® Num	A2339548
Bedrooms	6
Bathrooms	4
Year Built	2022
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,268.77 sq. ft.
Main Level Finished Area:	980.82 sq. ft.
Below Grade Finished Area:	895.38 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	3,369 sq. ft.
Lot Frontage:	29'4"
Front Exposure:	South
Levels:	Two
Total Rooms Above Grade:	9
Year built:	2022 (Age: 4)
Bedrooms:	6 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	1

Bedrooms Below Grade:	2
Bathrooms:	4.0 (Full:4, Half:0)
Num Ensuite Baths:	1
Plan:	2111751
Heating:	Forced Air
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Basement, Upper Level
HOA Fee:	$420.00
City Quadrant:	Northeast
Community:	Livingston
Amenities:	Recreation Facilities

Appliances:	Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Washer, Window Coverings
Inclusions:	Bunk Bed in the Basement
Restrictions:	None Known
Main Floor	Living Room · 12'10" × 10'6" ·
Main Floor	Dining Room · 14'1" × 7'6" ·
Main Floor	Kitchen · 18'5" × 12'2" ·
Main Floor	Bedroom · 12'10" × 10'6" ·
2nd Floor	Bedroom - Primary · 14'2" × 13'1" ·
2nd Floor	Bedroom · 12'7" × 9'11" ·
2nd Floor	Bedroom · 12'7" × 9'11" ·
2nd Floor	Family Room · 18'5" × 13'2" ·
2nd Floor	Den · 10'3" × 7'7" ·
Basement	Family Room · 22'2" × 15'5" ·
Basement	Kitchen · 10'7" × 9'10" ·
Basement	Storage · 5'11" × 3'6" ·
Basement	Bedroom · 12'4" × 8'11" ·
Basement	Bedroom · 13'6" × 9' ·
Basement	Furnace/Utility Room · 10'8" × 8'2" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Shopping Nearby, Sidewalks, Tennis Court(s), Walking/Bike Paths
Interior Features:	Double Vanity, High Ceilings, No Smoking Home, Pantry, Separate Entrance
Exterior Features:	Private Entrance, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Landscaped
Num. of Parcels:	0

Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-G
Listed Date:	Aug 23, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/13-calhoun-crescent-ne-calgary-a2339548/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.