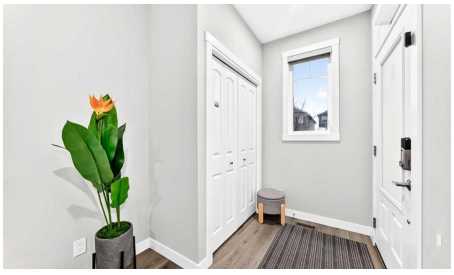
341 Calhoun Common NE

Calgary | Active | MLS® A2357141

$649,900









Bedrooms	Bathrooms	Year Built	Living area
6	**5**	**2021**	**1,963.4 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

Welcome to this beautifully maintained home in Livingston, one of Calgary's most desirable and growing communities! Offering an exceptional combination of space, functionality, and versatility, this impressive property shows like new and presents an outstanding opportunity for homeowners and investors alike. Thoughtfully designed for modern living, the main floor features a bedroom complete with its own private ensuite bathroom, an increasingly sought-after feature that provides comfort, privacy, and convenience. Perfect for accommodating guests, extended family, or multigenerational living, this unique layout offers flexibility that sets the home apart. An additional guest powder room on the main floor further enhances everyday convenience. Upstairs, you'll find 3 generously sized bedrooms and a versatile bonus room, providing additional space for family relaxation, entertainment, or everyday living. Adding to the property's appeal is a fully legal 2-bedroom basement suite, offering excellent rental income potential and an opportunity to offset mortgage expenses. Whether you're looking to maximize your investment or enjoy the benefits of homeownership with supplemental rental income, this feature adds tremendous value and flexibility. The property also includes a double detached garage, providing secure parking and additional storage. Beyond the home, Livingston offers an exceptional community lifestyle, highlighted by the impressive 35,000 sq. ft. Livingston Community Hub, featuring sports courts, a gymnasium, skating facilities, a splash park, playground, an amphitheater, gathering spaces, and year-round community programming. Residents also enjoy parks, pathways, and convenient access to major roadways. Whether you're searching for your next family home, a multigenerational living arrangement, or an investment property with income potential, this exceptional Livingston home offers the best of both worlds!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357141
Bedrooms	6
Bathrooms	5
Year Built	2021
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:	1,963.4 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	2,787 sq. ft.
Lot Frontage:	7'8½"
Front Exposure:	South
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2021 (Age: 5)
Bedrooms:	6 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	1
Bedrooms Below Grade:	2
Bathrooms:	5.0 (Full:4, Half:1)
Num Ensuite Baths:	2
Plan:	2110879
Heating:	Central, Natural Gas
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, Tile, Vinyl Plank

Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room
HOA Fee:	$477.75
City Quadrant:	Northeast
Community:	Livingston
Amenities:	Other
Appliances:	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Gas Cooktop, Microwave, Refrigerator, See Remarks, Washer, Washer/Dryer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Entrance · 5'1" × 4'7" ·
Main Floor	Mud Room · 6' × 4'11" ·
Main Floor	Living Room · 18'11" × 12'10" ·
Main Floor	Dining Room · 11'11" × 9'11" ·
Main Floor	Kitchen · 15'4" × 8'8" ·
Main Floor	Pantry · 3'2" × 2'4" ·
Main Floor	Bedroom · 9'11" × 8'5" ·
2nd Floor	Bonus Room · 15'9" × 13'3" ·
2nd Floor	Bedroom - Primary · 12'11" × 12'8" ·
2nd Floor	Walk-In Closet · 9' × 5'1" ·

2nd Floor	Laundry · 8'1" × 5'3" ·
2nd Floor	Bedroom · 10'11" × 9'2" ·
2nd Floor	Bedroom · 10'10" × 9'4" ·
Lower Level	Living Room · 14'10" × 13'11" ·
Lower Level	Bedroom · 9'6" × 6'10" ·
Lower Level	Bedroom · 12'2" × 8'9" ·
Lower Level	Walk-In Closet · 8'6" × 3'4" ·
Lower Level	Kitchen · 9'11" × 5'3" ·
Lower Level	Laundry · 8'3" × 4'11" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks
Exterior Features:	Other
Patio And Porch Features:	Front Porch
Lot Features:	Back Lane, Interior Lot, Landscaped, Rectangular Lot
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-G
Listed Date:	Nov 05, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/341-calhoun-common-ne-calgary-a2357141/

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