72 Calhoun View NE

Calgary | Active | MLS® A2348346

$879,000









Bedrooms	Bathrooms	Year Built	Living area
6	**4**	**2023**	**2,475 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Prep Realty Inc.

A closer look

A RARE OPPORTUNITY TO OWN A SPACIOUS WALKOUT HOME WITH A LEGAL SUITE IN LIVINGSTON! Originally built by Brookfield Residential, this impressive Columbia 26 model offers over 3,400 sq. ft. of developed living space with 6 bedrooms and 3.5 bathrooms, perfectly positioned in a quiet cul-de-sac just steps from a park. The main floor welcomes you with a generous living room, dedicated office, dining area, and a beautifully appointed chef's kitchen featuring a large walk-in pantry, gas cooktop, built-in oven, microwave, and black stainless-steel appliances. Upstairs, the spacious layout includes 4 bedrooms, a Bonus room, Family bathroom, and a large laundry area. The impressive primary retreat features a 5-piece ensuite and walk-in closet. The fully developed walkout level offers a legal 2-bedroom suite, full bathroom, and oversized living room, providing excellent flexibility for extended family or rental purpose. Set in the desirable community of Livingston, this home delivers space, style, functionality, and versatility in one exceptional package. Homes offering this combination are hard to find book your private showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2348346
Bedrooms	6
Bathrooms	4
Year Built	2023
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:	2,475 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No

Lot Area:	5,328 sq. ft.
Lot Frontage:	34'3"
Front Exposure:	Northwest
Levels:	Two
Total Rooms Above Grade:	10
Year built:	2023 (Age: 3)
Bedrooms:	6 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	2211156
Heating:	Forced Air
Basement:	Full, Finished, Separate/Exterior Entry, Walk Out
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 Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Basement, Multiple Locations, Upper Level
HOA Fee:	$477.75
City Quadrant:	Northeast
Community:	Livingston
Amenities:	Game Court Interior, Party Room, Playground
Appliances:	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Stove(s), Washer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Dining Room · 13'1" × 7'4" ·
Main Floor	Foyer · 14'9" × 7'5" ·
Main Floor	Kitchen · 18'5" × 15'7" ·
Main Floor	Living Room · 22'6" × 13'3" ·
Main Floor	Office · 8'11" × 8'6" ·
Main Floor	Pantry · 7'10" × 7' ·
Upper Level	Bedroom · 11'10" × 9'6" ·
Upper Level	Bedroom · 10'1" × 10' ·
Upper Level	Bedroom · 12'5" × 9'11" ·
Upper Level	Family Room · 16'4" × 12'9" ·
Upper Level	Laundry · 8'11" × 7'6" ·
Upper Level	Bedroom - Primary · 13'2" × 12'7" ·
Upper Level	Walk-In Closet · 9'11" × 5'5" ·
Basement	Bedroom · 14'1" × 9'9" ·

Basement	Bedroom · 13'11" × 9'1" ·
Basement	Kitchen · 10'6" × 9'6" ·
Basement	Game Room · 29'11" × 17'9" ·
Basement	Furnace/Utility Room · 21'4" × 11'8" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Shopping Nearby
Interior Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)
Exterior Features:	None
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Cul-De-Sac, Sloped Down
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-G
Listed Date:	Sep 26, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/72-calhoun-view-ne-calgary-a2348346/

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Data was last updated November 23, 2026 at 10:05 AM (UTC)

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