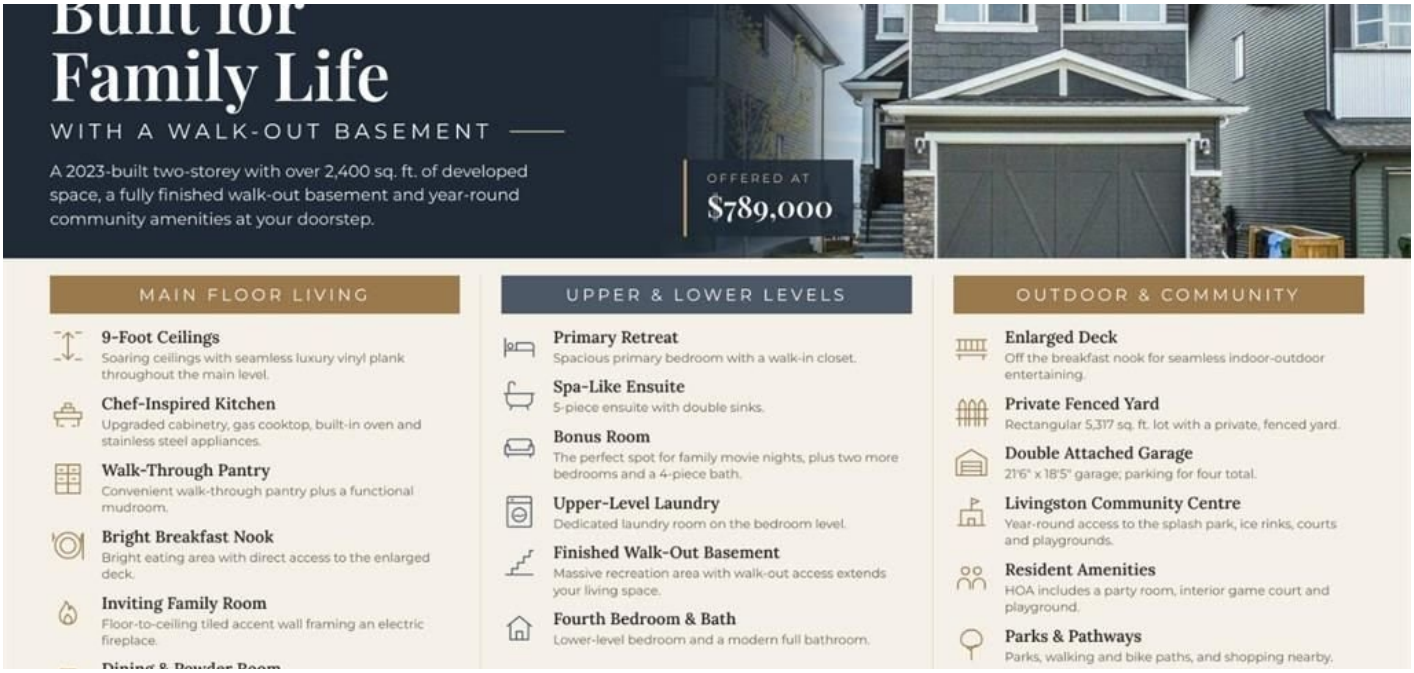
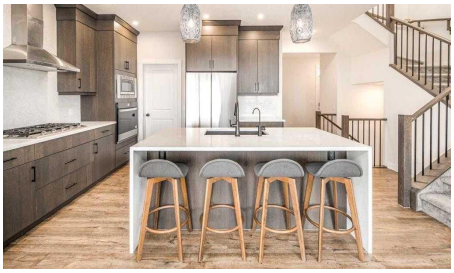
75 Calhoun Hill NE

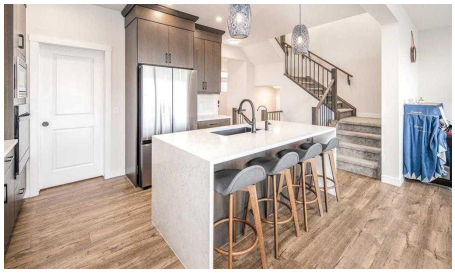
Calgary | Active | MLS® A2348648

$789,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2023**	**1,895 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Ko Realty Ltd.

A closer look

This exceptional walk-out basement home delivers expertly designed living space, highlighted by soaring 9-foot ceilings and seamless luxury vinyl plank flooring throughout the main level.

At the center of the home is a chef-inspired kitchen featuring upgraded cabinetry, stainless steel appliances, and a convenient walk-through pantry. The bright breakfast nook opens directly onto an enlarged deck, ideal for seamless indoor-outdoor entertaining. Unwind in the inviting family room, where a floor-to-ceiling tiled accent wall and electric fireplace create a stunning visual focal point. A functional mudroom and a 2-piece powder room complete the main floor.

Upstairs, retreat to the primary bedroom boasting a walk-in closet and a spa-like 5-piece ensuite with double sinks. A bonus room offers endless possibilities for family movie nights, alongside two additional bedrooms, a full 4-piece bathroom, and a dedicated laundry room.

The fully finished walk-out basement extends your living space even further, featuring a massive recreation area, a fourth bedroom, and a modern full bath. Enjoy exclusive year-round access to the iconic Livingston Community Centre (splash park, ice rinks, courts and playgrounds) right at your doorstep.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2348648
Bedrooms	4
Bathrooms	4
Year Built	2023
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	2 Storey
Total Living Area:	1,895 sq. ft.
Main Level Finished Area:	806 sq. ft.
Upper Level Finished Area:	1,088 sq. ft.
Below Grade Finished Area:	554 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	5,317 sq. ft.
Lot Frontage:	34'1½"
Front Exposure:	Southwest
Levels:	Two
Total Rooms Above Grade:	6
Year built:	2023 (Age: 3)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	2211156
Heating:	Forced Air
Basement:	Full, Finished, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House

Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Vinyl
Cooling:	None
Fireplaces:	1
Fireplace Details:	Electric
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room, Upper Level
HOA Fee:	$477.75
City Quadrant:	Northeast
Community:	Livingston
Amenities:	Game Court Interior, Party Room, Playground
Appliances:	Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Dining Room · 12'11" × 11'8" ·
Main Floor	Living Room · 13'5" × 13'3" ·
Upper Level	Bedroom · 13'5" × 8'11" ·
Upper Level	Bedroom · 12' × 9'1" ·
Upper Level	Bonus Room · 15'8" × 11' ·
Upper Level	Laundry · 7'5" × 5'4" ·

Upper Level	Bedroom - Primary · 14' × 12'8" ·
Basement	Bedroom · 11'5" × 10' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Shopping Nearby, Walking/Bike Paths
Interior Features:	High Ceilings
Exterior Features:	Private Yard
Patio And Porch Features:	Deck, Enclosed
Lot Features:	Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-G
Listed Date:	Sep 28, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/75-calhoun-hill-ne-calgary-a2348648/

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.