

\$636,900 - 44 Calhoun Common Ne, Calgary

MLS® #A2259703

\$636,900

3 Bedroom, 3.00 Bathroom, 1,690 sqft
Single Family on 0.07 Acres

Livingston, Calgary, Alberta

OPEN HOUSE SATURDAY OCTOBER 4TH 11am-1pm!!! EXTREMELY UNIQUE BROOKFIELD BUILD - BELVEDERE MODEL - TONS OF UPGRADES. Welcome to this exceptional, extremely unique Brookfield built, sought after belvedere model home located right across from a proposed new school, many major bus routes and in the heart of one of Calgary's newest and most updated communities—Livingston. This beautiful two-storey home is packed with charm and premium upgrades, featuring a thoughtfully designed main floor layout, that showcases a sunken living room and an elegant curved staircase tucked toward the back of the home with dual skylights above, soaring ceilings, a builder upgraded flush-mounted sprinkler fire suppression system, a luxurious lighting package, and premium vinyl plank flooring throughout. The spacious living room is soaked in natural sunlight and anchored by a sleek electric fireplace, creating a cozy yet modern ambiance. Just a few steps up, the elevated kitchen and dining area offers a sense of separation and sophistication, featuring all stainless steel appliances, recessed pot lighting, full-height premium cabinetry, and a large central island perfect for family meals or entertaining guests. From the dining area, step out into your own serene, backyard oasis, complete with covered seating under a charming gazebo—the ideal spot for relaxing on warm evenings or hosting unforgettable family gatherings. Back inside,



head upstairs on your featured curved staircase to find your personal retreat in the large primary suite, which offers a spacious five-piece ensuite with a full standing glass-door shower, separate soaking tub, large vanity, and a walk-in closet that ticks all the boxes. Just off the primary suite, enjoy your morning coffee or unwind at the end of the day on your oversized private balcony, soaking in the peaceful views of your quiet, family-friendly neighbourhood in total comfort and privacy. Across the upper level, youâ€™ll find two more generously sized bedrooms that share another full four-piece bathroom, making this layout ideal for a growing family, guest space, or a convenient home office or hobby room. Downstairs, the basement offers a blank canvas with bathroom rough-in and two large windows, giving you the freedom to create your dream spaceâ€”whether itâ€™s a home gym, media room, kidsâ€™ play area, or future development. With this many premium features, smart design choices, and a layout full of unique charm and character, this home is everything youâ€™ve been waiting for and moreâ€”book your private viewing today and see what makes it so special! (id:6289)

Built in 2022

Essential Information

Listing #	A2259703
Price	\$636,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,690
Acres	0.07
Year Built	2022
Type	Single Family
Sub-Type	Freehold

Community Information

Address	44 Calhoun Common Ne
Subdivision	Livingston
City	Calgary
Province	Alberta
Postal Code	T4B3P6

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	See remarks, Back lane, Closet Organizers, No Animal Home, No Smoking Home, Gazebo, Gas BBQ Hookup
Parking Spaces	3
Parking	Other

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave, Hood Fan, Window Coverings, Washer & Dryer
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	2% Realty
----------------	-----------



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. REALTOR®. Member of CREA and more.

Listing information last updated on October 13th, 2025 at 11:01am PDT