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

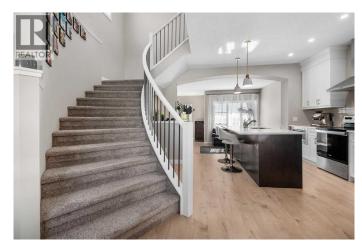
MLS® #A2259703

\$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 communitiesâ€"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 gazeboâ€"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, you'II 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 it's a home gym, media room, kids' 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 you'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





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