

\$626,900 - 44 Calhoun Common Ne, Calgary

MLS® #A2259703

\$626,900

3 Bedroom, 3.00 Bathroom, 1,690 sqft
Residential on 0.07 Acres

Livingston, Calgary, Alberta

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, you'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 space—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 more—book your private viewing today and see what makes it so special!

Built in 2022

Essential Information

MLS® #	A2259703
Price	\$626,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,690
Acres	0.07
Year Built	2022
Type	Residential
Sub-Type	Detached

Style 2 Storey
Status Active

Community Information

Address 44 Calhoun Common Ne
Subdivision Livingston
City Calgary
County Calgary
Province Alberta
Postal Code T4B 3P6

Amenities

Parking Spaces 3
Parking Off Street

Interior

Interior Features Bathroom Rough-in, Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Skylight(s), Soaking Tub, Storage, Walk-In Closet(s)
Appliances Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating Forced Air, Natural Gas
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Electric
Has Basement Yes
Basement Full, Unfinished

Exterior

Exterior Features BBQ gas line
Lot Description Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Gazebo
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed September 24th, 2025

Days on Market 29
Zoning R-G

Listing Details

Listing Office 2% Realty

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