

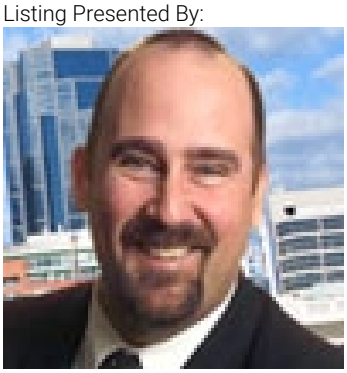
341 Calhoun Common Calgary Alberta

$649,900

Welcome to this beautifully maintained home in Livingston, one of Calgary's most desirable and growing communities! Offering an exceptional combination of space, functionality, and versatility, this impressive property shows like new and presents an outstanding opportunity for homeowners and investors alike. Thoughtfully designed for modern living, the main floor features a bedroom complete with its own private ensuite bathroom, an increasingly sought-after feature that provides comfort, privacy, and convenience. Perfect for accommodating guests, extended family, or multigenerational living, this unique layout offers flexibility that sets the home apart. An additional guest powder room on the main floor further enhances everyday convenience. Upstairs, you'll find 3 generously sized bedrooms and a versatile bonus room, providing additional space for family relaxation, entertainment, or everyday living. Adding to the property's appeal is a fully legal 2-bedroom basement suite, offering excellent rental income potential and an opportunity to offset mortgage expenses. Whether you're looking to maximize your investment or enjoy the benefits of homeownership with supplemental rental income, this feature adds tremendous value and flexibility. The property also includes a double detached garage, providing secure parking and additional storage. Beyond the home, Livingston offers an exceptional community lifestyle, highlighted by the impressive 35,000 sq. ft. Livingston Community Hub, featuring sports courts, a gymnasium, skating facilities, a splash park, playground, an amphitheater, gathering spaces, and year-round community programming. Residents also enjoy parks, pathways, and convenient access to major roadways. Whether you're searching for your next family home, a multigenerational living arrangement, or an investment property with income potential, this exceptional Li...

Bonus Room 15.75 Ft x 13.25 Ft
Primary Bedroom 12.92 Ft x 12.67 Ft
5pc Bathroom 12.83 Ft x 5.58 Ft
Other 9.00 Ft x 5.08 Ft
Laundry room 5.25 Ft x 8.08 Ft
Bedroom 10.92 Ft x 9.17 Ft
Bedroom 12.17 Ft x 8.75 Ft
4pc Bathroom 8.33 Ft x 5.00 Ft
Other 8.50 Ft x 3.33 Ft
Kitchen 9.92 Ft x 5.25 Ft
Laundry room 8.25 Ft x 4.92 Ft
Other 5.08 Ft x 4.58 Ft

Listing Presented By:



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Real Broker

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RE/MAX Realty Professionals

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darylcarlson@shaw.ca

Bedroom 10.83 Ft x 9.33 Ft

4pc Bathroom 9.00 Ft x 4.92 Ft

Living room 14.83 Ft x 13.92 Ft

Bedroom 9.50 Ft x 6.83 Ft

Other 6.00 Ft x 4.92 Ft

Living room 18.92 Ft x 12.83 Ft

Dining room 11.92 Ft x 9.92 Ft