



349 Calhoun Common Calgary Alberta

\$649,000

BEAUTIFUL 3-BEDROOM HOME WITH LEGAL BASEMENT SUITE, SIDE ENTRANCE, AIR CONDITIONING & NUMEROUS UPGRADES! Welcome to 349 Calhoun Common NE in the desirable community of Livingston. This stunning detached home features a bright open layout with a spacious living room, dining area, powder room, and office. The upgraded kitchen is complete with full-height cabinets, pantry, built-in oven and microwave, electric cooktop, refrigerator, dishwasher, and a stylish chimney hood fan. Upstairs, the large primary bedroom includes a 4-piece ensuite and generous closet. Two additional bedrooms, a full bathroom, laundry room, and a bonus room complete the upper level. The LEGAL 1-BEDROOM BASEMENT SUITE with private side entrance is ideal for guests or rental income. It includes vinyl plank flooring, a modern kitchen with stainless-steel appliances, a 4-piece bathroom, separate laundry, and its own mechanical room with dual furnaces and HRV system. Additional highlights include central A/C, 200-amp electrical panel, front porch, backyard, and a 2-car gravel parking pad. Located in a prime area close to parks, schools, shopping, and easy access to Stoney Trail, Deerfoot Trail, and Calgary International Airport. Don't miss this incredible opportunity-- book your showing today! (id:6769)

Primary Bedroom 13.60 M x 12.40 M

4pc Bathroom 10.40 M x 4.11 M

Other 7.10 M x 4.50 M

Bedroom 12.80 M x 9.30 M

Bedroom 11.50 M x 9.20 M

4pc Bathroom 8.30 M x 4.11 M

Laundry room 7.30 M x 4.11 M

Bonus Room 12.80 M x 10.20 M

Family room 12.10 M x 9.40 M

Kitchen 9.90 M x 8.10 M

Dining room 8.90 M x 7.50 M

Bedroom 11.10 M x 9.80 M

4pc Bathroom 8.40 M x 4.11 M

Laundry room 3.40 M x 3.00 M

Other 11.10 M x 8.50 M

Living room 13.11 M x 12.70 M

Kitchen 16.40 M x 8.90 M

Dining room 10.60 M x 7.40 M

2pc Bathroom 5.30 M x 5.30 M

Listing Presented By:



Originally Listed by:
First Place Realty

RE/MAX Realty Professionals

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