

# \$649,000 - 349 Calhoun Common Ne, Calgary

MLS® #A2269494

**\$649,000**

4 Bedroom, 4.00 Bathroom, 1,831 sqft

Residential on 0.06 Acres

Livingston, Calgary, Alberta

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!

Built in 2022

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2269494    |
| Price          | \$649,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,831       |
| Acres          | 0.06        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 349 Calhoun Common Ne |
| Subdivision | Livingston            |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3P 1T2               |

**Amenities**

|                |                          |
|----------------|--------------------------|
| Amenities      | None                     |
| Parking Spaces | 2                        |
| Parking        | Parking Pad, See Remarks |

**Interior**

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Kitchen Island, Laminate Counters, Pantry, Separate Entrance |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric             |

|              |                                                                                                |
|--------------|------------------------------------------------------------------------------------------------|
|              | Cooktop, Microwave, Range, Range Hood, Refrigerator, See Remarks, Washer, Washer/Dryer Stacked |
| Heating      | See Remarks                                                                                    |
| Cooling      | Other                                                                                          |
| Has Basement | Yes                                                                                            |
| Basement     | Full                                                                                           |

## Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | BBQ gas line, Lighting |
| Lot Description   | Zero Lot Line          |
| Roof              | Asphalt Shingle, Mixed |
| Construction      | Concrete, Mixed        |
| Foundation        | Poured Concrete        |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 6th, 2025 |
| Days on Market | 1                  |
| Zoning         | R-G                |
| HOA Fees       | 473                |
| HOA Fees Freq. | ANN                |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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