

# \$889,900 - 303 Calhoun Crescent Ne, Calgary

MLS® #A2268350

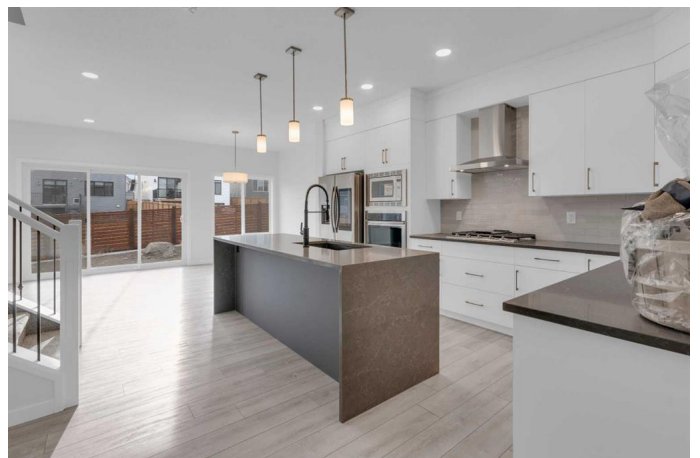
**\$889,900**

7 Bedroom, 4.00 Bathroom, 2,230 sqft

Residential on 0.08 Acres

Livingston, Calgary, Alberta

Nestled in the vibrant Northeast community of Livingston...enjoy the benefits of living in an established neighborhood that brings a plethora of amenities right to your doorstep, along with swift access to major highways. Welcome to the COLLINGWOOD "a BRAND-NEW home built by Excel homes. This amazing family home has it all" it's™s LOADED WITH UPGRADES " has a SOUTH EAST FACING BACKYARD and a SEPARATE ENTRANCE TO FULLY DEVELOPED LEGAL BASEMENT SUITE!!! This home offers 2230 sf & is delivered in an open plan, designed for families & entertaining. This impressive home offers FIVE BEDROOMS...FOUR of the bedrooms on the upper level with an ADDITIONAL bedroom and FULL BATH on the main floor. The kitchen is a show stopper with huge waterfall island, built in SS appliances, gas cooktop & loads of cabinets and drawers for storage. In addition, the main floor boasts a pantry with summer / spice kitchen that offers storage cabinets, stove/hood fan and sink! You'll notice the back of the house is almost entirely windows, flooding this home w/natural daylight. Exit to your SOUTH EAST FACING backyard thru the oversized patio doors. The family room & dining area are connected & offer huge family / entertaining potential. 9'™ ceilings & gorgeous luxury vinyl plank flooring make this space airy & bright. Upstairs you'll find FOUR spacious bedrooms! The primary suite is separated from the 3 others by a huge



bonus room. The primary suite also features an amazing spa like ensuite w/dual sinks, beautiful tile skirted soaker tub & separate shower. Your laundry room (with folding counter) & family bathroom complete this level. THE BASEMENT is fully developed & has a PRIVATE / SEPARATE side entry that leads to your 2-bedroom LEGAL suite, perfect for rental income, extended family or a live-in nanny! This level is built to upstairs standards & features TWO BEDROOMS, a FULL KITCHEN (w/SS appliances), FAMILY ROOM, laundry & 4 PCE BATH. All utilities are separate from the main floor – 2 furnaces & hot water tanks & laundry. Whether you're a growing family, savvy investor, or multi-generational household, this is the home you've been waiting for. With over 35 years of experience, over 15,000 homes built & 75 awards for design & industry excellence, Excel Homes is a wise choice!

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2268350    |
| Price          | \$889,900   |
| Bedrooms       | 7           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 2,230       |
| Acres          | 0.08        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|         |                         |
|---------|-------------------------|
| Address | 303 Calhoun Crescent Ne |
|---------|-------------------------|

|             |            |
|-------------|------------|
| Subdivision | Livingston |
| City        | Calgary    |
| County      | Calgary    |
| Province    | Alberta    |
| Postal Code | T3P 2E9    |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | Park, Playground                    |
| Parking Spaces | 4                                   |
| Parking        | Double Garage Attached, See Remarks |
| # of Garages   | 2                                   |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home, Separate Entrance, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, See Remarks, Stove(s), Washer             |
| Heating           | Forced Air, Natural Gas                                                               |
| Cooling           | Central Air                                                                           |
| Fireplace         | Yes                                                                                   |
| # of Fireplaces   | 1                                                                                     |
| Fireplaces        | Electric, Family Room                                                                 |
| Has Basement      | Yes                                                                                   |
| Basement          | Full                                                                                  |

### Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | BBQ gas line                        |
| Lot Description   | Rectangular Lot                     |
| Roof              | Asphalt                             |
| Construction      | Brick, Wood Siding, Aluminum Siding |
| Foundation        | Poured Concrete                     |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 4th, 2025 |
| Days on Market | 2                  |
| Zoning         | R-G                |
| HOA Fees       | 473                |
| HOA Fees Freq. | ANN                |

### Listing Details

Listing Office

CIR Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.