



THE
A-TEAM

**RE/MAX
FIRST**

61 CALHOUN Crescent, Calgary T3P1X8

MLS® #: **A2123633**

Area: **Livingston**

Listing Date: **04/18/24**

List Price: **\$798,000**

Status: **Active**

County: **Calgary**

Change: **-\$1,000, 24-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2023**

Lot Information

Lot Sz Ar: **3,369 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,243**
Low Sqft:
Ttl Sqft: **2,243**

DOM

31

Layout

Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Zero Lot Line

Double Garage Attached, Driveway, Garage Faces Front

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Lighting**

Construction:
Concrete, Vinyl Siding
Flooring:
Carpet, Ceramic Tile, Vinyl Plank
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Built-In Electric Range, Built-In Refrigerator, Dishwasher, Microwave, Range Hood, Washer/Dryer, Window Coverings**
Int Feat: **Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 5`9"	Dining Room	Main	9`7" x 11`3"
Mud Room	Main	10`3" x 6`11"	Kitchen	Main	13`2" x 14`9"
Office	Main	9`1" x 7`9"	Living Room	Main	13`0" x 12`4"
4pc Bathroom	Upper	7`11" x 5`1"	5pc Ensuite bath	Upper	12`2" x 11`2"
Bedroom	Upper	10`11" x 13`8"	Bedroom	Upper	11`11" x 13`8"
Bonus Room	Upper	16`5" x 15`11"	Laundry	Upper	7`0" x 6`4"
Bedroom - Primary	Upper	13`2" x 17`4"	Walk-In Closet	Upper	5`1" x 9`1"
Legal/Tax/Financial					

Title: **Fee Simple**
 Legal Desc: **2111751**
 Zoning: **R-G**

Remarks

Pub Rmks: **Step into the heart of modern living with this inviting 3 bed, 2.5 bath home boasting a double car garage and a sprawling 2,243.47 sq ft. of refined comfort. As you step through the door, an expansive open floor plan awaits, seamlessly blending the kitchen, living, dining, and den areas, creating a welcoming ambiance perfect for both relaxation and entertainment. Ascending to the second floor, Discover a spacious bonus room offering endless possibilities, complemented by two cozy bedrooms ideal for family or guests. The inclusion of a convenient laundry room adds functionality to everyday life, while the master bedroom, complete with its own ensuite bath, promises a tranquil retreat for unwinding after a long day. Conveniently located near the airport and with a future shopping centre opening soon, this home offers both convenience and lifestyle. Don't miss the opportunity to make this beautiful home in this thriving and convenient location your own!**

Inclusions: **Outside security cameras**
 Property Listed By: **URBAN-REALTY.ca**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







