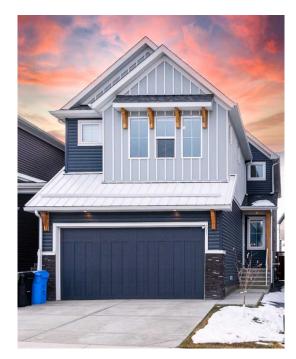


61 CALHOUN Crescent, Calgary T3P1X8

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				DOM	
Prop Type:	Residential			31	
Sub Type:	Detached			<u>Layout</u>	
City/Town:	Calgary	Finished Floor Area		Beds:	3 (3)
Year Built:	2023	Abv Sqft:	2,243	Baths:	2.5 (2 1)
Lot Information		Low Sqft:		Style:	2 Storey
Lot Sz Ar:	3,369 sqft	Ttl Sqft:	2,243		
Lot Shape:				Parking	
				Ttl Park:	4
				Garage Sz:	2
Access:					
Lot Feat:	Zero Lot Line				
Park Feat:	Double Garage Att	ached,Driveway,Gara	ge Faces Front		

Utilities and Features

Roof:	Asphalt Shingle	Construction:		
Heating:	Forced Air	Concrete, Vinyl Siding		
Sewer:		Flooring:		
Ext Feat:	Lighting	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:		itchen Island,No Animal Home,No Smoking Home,Quartz Counters,Walk-In Closet(s)		
Utilities:				

			Room Information				
<u>Room</u> 2pc Bathroom	<u>Level</u> Main	<u>Dimensions</u> 5`0" x 5`9"	<u>Room</u> Dining Room	<u>Level</u> Main	<u>Dimensions</u> 9`7" x 11`3"		
Mud Room	Main	10`3" x 6`11"	Kitchen	Main	97 X 11 3 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:		Zoning:					
Fee Simple		R-G					
Legal Desc:	2111751						
	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,						
Inclusions: Property Listed By:	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! Outside security cameras URBAN-REALTY.ca						

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



