



THE
A-TEAM

**RE/MAX
FIRST**

264 CALHOUN Crescent, Calgary T3P2G1

MLS®#: **A2186940**

Area: **Livingston**

Listing Date: **01/10/25**

List Price: **\$825,000**

Status: **Active**

County: **Calgary**

Change: **+\$25k, 15-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar: **5,059 sqft**
Lot Shape:

Access:

Lot Feat: **Pie Shaped Lot,Subdivided**
Park Feat: **Double Garage Attached**

DOM

22
Layout
Beds: **4 (4)**
Baths: **3.0 (3 0)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Entrance**

Construction: **Wood Frame**
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete,Slab**

Kitchen Appl: **Built-In Oven,Dishwasher,Electric Cooktop,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **No Animal Home,Separate Entrance,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`6" x 14`0"
Dining Room	Main	13`1" x 6`1"
Office	Main	10`1" x 9`5"
Bedroom - Primary	Second	13`1" x 14`0"
Bedroom	Second	9`4" x 13`5"
5pc Ensuite bath	Second	9`7" x 11`5"
Laundry	Second	5`11" x 6`5"

Room	Level	Dimensions
Kitchen	Main	10`7" x 15`1"
4pc Bathroom	Main	10`1" x 5`0"
4pc Bathroom	Second	9`6" x 4`11"
Bedroom	Second	9`5" x 13`4"
Bedroom	Second	11`9" x 13`10"
Family Room	Second	15`3" x 20`1"
Walk-In Closet	Second	9`6" x 5`3"

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

2211602

Remarks

Pub Rmks: ****BACK IN MARKET AS BUYERS CANT SECURE FINANCING **Discover this brand-new, modern single-family home on a conventional lot, thoughtfully designed with upgrades and luxurious features. The main floor boasts durable vinyl flooring, 9-foot ceilings, an extended gourmet kitchen with upgraded cabinets and Whirlpool appliances, and a versatile office or bedroom with a full washroom. The upper floor features a spacious master suite with an upgraded bathroom, three additional bedrooms, and a bonus room. Ceiling fans throughout add comfort, and the unfinished basement with a side entrance offers endless possibilities for customization. This elegant and functional home is perfect for contemporary family living!**

Inclusions:
Property Listed By: **N/A**
TREC The Real Estate Company

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











