# \$519,000 - 162 Livingston Common Ne, Calgary

MLS® #A2207984

### \$519,000

3 Bedroom, 3.00 Bathroom, 1,287 sqft Residential on 0.00 Acres

Livingston, Calgary, Alberta

HIGHLIGHTS: 3 Bed, 3 Bath, Bright End Unit, Spacious Layout, Double Attached Garage, Modern Finishes, Private Patio, Work Nook. WRITEUP: Experience the up-and-coming community of Livingston in this bright, end-unit townhouse within walking distance to the future hub of the community. Boasting expansive windows and 9-foot ceilings, this home is filled with natural light, creating an inviting atmosphere. The open-concept layout seamlessly connects the living, dining, and kitchen areas, featuring a large island and quartz countertops. A convenient work nook near the kitchen offers a perfect, flexible space. Upstairs, find three bedrooms, including a master suite with an ensuite and walk-in closet. Enjoy the practicality of a double attached garage, laundry, and ample storage. Relax on your private, fenced patio. Livingston offers a master-planned lifestyle with walking paths, parks, and the community hub, providing easy access to amenities and roadways. Don't miss this opportunity for modern comfort and community living.







Built in 2020

## **Essential Information**

MLS® # A2207984 Price \$519,000

Bedrooms 3

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 1,287 Acres 0.00 Year Built 2020

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

## **Community Information**

Address 162 Livingston Common Ne

Subdivision Livingston
City Calgary
County Calgary
Province Alberta
Postal Code T4B 3P6

### **Amenities**

Amenities Park, Parking, Playground, Gazebo, Picnic Area

Parking Spaces 2

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters,

Storage, Walk-In Closet(s)

Appliances Dishwasher, Garage Control(s), Humidifier, Microwave Hood Fan,

Refrigerator, Washer/Dryer, Convection Oven

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features Lighting, Rain Gutters

Lot Description Back Lane, Landscaped, Low Maintenance Landscape, Sloped, Yard

Drainage

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed April 3rd, 2025

Days on Market 30

Zoning M-1

HOA Fees 473

HOA Fees Freq. ANN

# **Listing Details**

Listing Office eXp Realty

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