

# \$599,900 - 483 Livingston Way Ne, Calgary

MLS® #A2216171

**\$599,900**

4 Bedroom, 4.00 Bathroom, 1,341 sqft

Residential on 0.06 Acres

Livingston, Calgary, Alberta

Welcome to 483 Livingston Way NE, a beautifully appointed two-storey home nestled in the dynamic and growing community of Livingston. From the moment you step inside, you'll appreciate the thoughtful design and attention to detail that make this property truly stand out. The main floor boasts an open-concept layout perfect for everyday living and entertaining. A spacious living room flows seamlessly into a stylish kitchen and adjacent dining area, creating an inviting atmosphere for gatherings of any size. A convenient powder room and mudroom complete the main level, enhancing both comfort and functionality. Upstairs, the primary suite offers a peaceful retreat with a private ensuite and walk-in closet. Two additional bedrooms, a full bathroom, and an upper-level laundry room make this floor ideal for families or guests. The fully finished basement adds even more flexibility to the home, featuring an additional bedroom, full bathroom, a cozy family room, and a wet bar – presently been used by the owner for short-term rental grossing an average of \$2,000 per month. The suite is also perfect for entertaining or accommodating extended family. Step outside to enjoy your private backyard and rear deck, a perfect spot to relax during warmer months. Livingston is a vibrant, master-planned community in North Calgary offering parks, pathways, future schools and the much talked about Livingston Hub - a vibrant community center that serves as the heart of the Livingston neighborhood.



It's a dynamic gathering point where residents can connect, engage in various activities. Whether you're a first-time buyer, a growing family, or someone looking for a well-rounded home in a thriving area, this property is an exceptional opportunity. Book your private showing today and discover the possibilities that await in this fantastic home.

Built in 2023

**Essential Information**

MLS® #	A2216171
Price	\$599,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,341
Acres	0.06
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	483 Livingston Way Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1P2

**Amenities**

Parking Spaces	2
Parking	Parking Pad

**Interior**

Interior Features	Breakfast Bar, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Electric
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

## Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 2nd, 2025
Days on Market	3
Zoning	R-Gm

## Listing Details

Listing Office	URBAN-REALTY.ca
----------------	-----------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.