

# \$354,900 - 172 Livingston Common Ne, Calgary

MLS® #A2245692

**\$354,900**

2 Bedroom, 2.00 Bathroom, 850 sqft

Residential on 0.00 Acres

Livingston, Calgary, Alberta

Huge price reduction!!! Don't miss out on the chance to own this stunning Octave Townhome in Livingston! This desirable townhome offers bright, open-concept living flooded with natural light. Extra-large windows, and luxury vinyl plank flooring create an airy, inviting atmosphere. The sleek kitchen features stainless steel appliances, a spacious island, and a pantry. You'll find two generous bedrooms, including a primary suite with an ensuite bath and a large walk-in closet. A well-appointed 4-piece bathroom adds to the convenience. The double car garage on the lower level provides ample parking and storage space. Enjoy living just steps away from a vibrant community centre offering tennis, basketball, soccer, and hockey. Exciting growth is unfolding in the area, with a brand-new plaza coming soon across the street, bringing groceries, restaurants, and more right to your doorstep. Seize this opportunity to own a home that offers tranquility, exceptional convenience, and promising future value in Livingston's thriving Octave complex!



Built in 2022

## Essential Information

MLS® # A2245692

Price \$354,900

Bedrooms 2

|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 850               |
| Acres          | 0.00              |
| Year Built     | 2022              |
| Type           | Residential       |
| Sub-Type       | Row/Townhouse     |
| Style          | Stacked Townhouse |
| Status         | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 172 Livingston Common Ne |
| Subdivision | Livingston               |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3P 1K1                  |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Party Room, Playground, Recreation Facilities, Visitor Parking |
| Parking Spaces | 2  |
| Parking        | Double Garage Attached   |
| # of Garages   | 2  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer                                  |
| Heating           | Forced Air   |
| Cooling           | None   |
| Basement          | None   |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Playground                |
| Lot Description   | Low Maintenance Landscape |
| Roof              | Asphalt Shingle           |
| Construction      | Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete           |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 7                |
| Zoning         | M-1 d100         |
| HOA Fees       | 473              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

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