

# \$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      | Gazebo, Park, Picnic Area, Playground, Parking |
| 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), Microwave Hood Fan, Refrigerator, Washer/Dryer, Convection Oven, Humidifier |
| 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 | 28              |
| Zoning         | M-1             |
| HOA Fees       | 473             |
| HOA Fees Freq. | ANN             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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.