

# \$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, Parking, Playground, 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 | 21              |
| Zoning         | M-1             |
| HOA Fees       | 473             |
| HOA Fees Freq. | ANN             |

**Listing Details**

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

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