

# \$700,000 - 688 Livingston Way Ne, Calgary

MLS® #A2210482

**\$700,000**

4 Bedroom, 4.00 Bathroom, 1,528 sqft  
Residential on 0.06 Acres

Livingston, Calgary, Alberta

**\*\*\* OPEN HOUSE SUNDAY 11-2PM\*\*\***

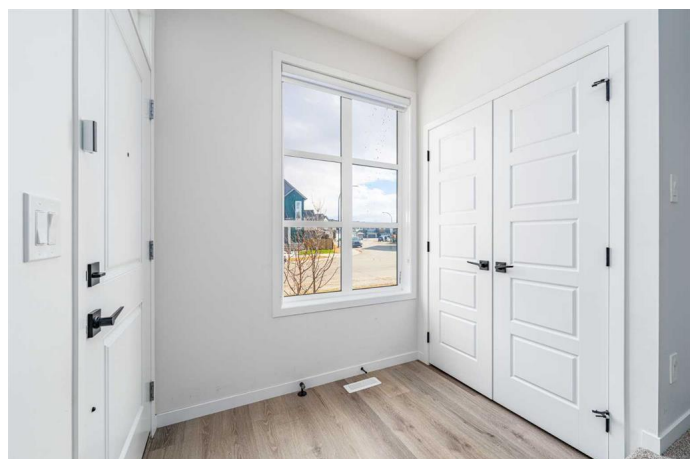
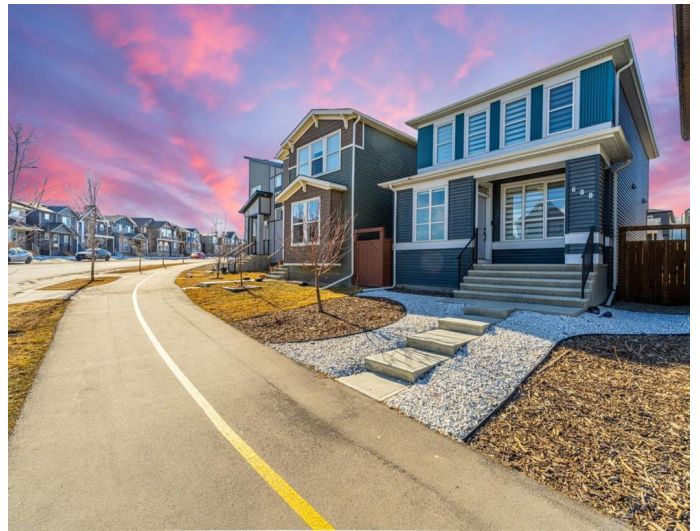
Beautiful 4-Bedroom Home in Livingston with  
Finished Basement & Double Garage!

Welcome to your dream home in the amazing community of Livingston, Calgary! This magazine-worthy home offers 2,216 sq. ft. of total living space, perfect for families, professionals, or anyone looking for a place that truly feels like home.

Step inside and enjoy the bright, open-concept main floor, where the living room, dining area, and kitchen flow perfectly together. The white kitchen is a showstopper—complete with ceiling-height cabinets, quartz countertops, and stainless steel appliances. Whether you're cooking dinner, hosting friends, or helping with homework at the island, this space makes everyday moments special.

Upstairs, you'll find comfortable bedrooms and bathrooms for the whole family. With 4 bedrooms and 4 bathrooms, there's room for everyone to have their own space. The finished basement adds even more space for movie nights, guests, or a home office.

Enjoy sunny evenings in your west-facing backyard, or relax with peace of mind knowing the siding and shingles are brand new. You'll also stay cool all summer long with central air conditioning—a true luxury in those warm Calgary months.



There's street parking in front and a double detached garage in the back, giving you all the parking and storage space you could ask for.

Located in the vibrant and growing community of Livingston, you'll love everything this neighbourhood offers. There's a massive community centre with a gym, splash park, skating rink, and more. Plus, Livingston has beautiful parks, playgrounds, bike paths, and quick access to Stoney Trail and Deerfoot Trail making commuting a breeze.

Whether you're looking for style, comfort, or community, this home checks all the boxes. Move-in ready, full of natural light, and in one of Calgary's most exciting new neighbourhoods this is a place where you can truly love where you live.

Book your showing today and take the first step toward living in the home you've been waiting for!

Built in 2020

### Essential Information

MLS® #	A2210482
Price	\$700,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,528
Acres	0.06
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status Active

### Community Information

Address 688 Livingston Way Ne  
Subdivision Livingston  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T3P 1N8

### Amenities

Amenities Clubhouse, Fitness Center, Playground  
Parking Spaces 2  
Parking Double Garage Detached, Off Street  
# of Garages 2

### Interior

Interior Features Built-in Features, Double Vanity, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)  
Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings  
Heating High Efficiency, Forced Air, Natural Gas  
Cooling Central Air  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features None  
Lot Description Back Lane, Back Yard, Few Trees, Front Yard, Low Maintenance Landscape, Street Lighting  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed April 9th, 2025  
Days on Market 6  
Zoning R-G  
HOA Fees 473  
HOA Fees Freq. ANN

## Listing Details

Listing Office

Real Broker

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