

# \$529,000 - 162 Livingston Common Ne, Calgary

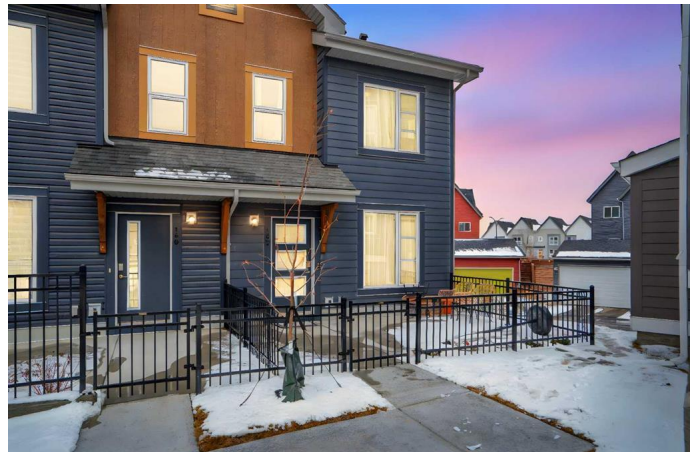
MLS® #A2207984

**\$529,000**

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	\$529,000
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, Picnic Area, Playground
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	Convection Oven, Dishwasher, Garage Control(s), Humidifier, Microwave Hood Fan, Refrigerator, Washer/Dryer
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	9
Zoning	M-1
HOA Fees	473
HOA Fees Freq.	ANN

### **Listing Details**

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

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