

# \$450,000 - 233 Livingston Common Ne, Calgary

MLS® #A2213979

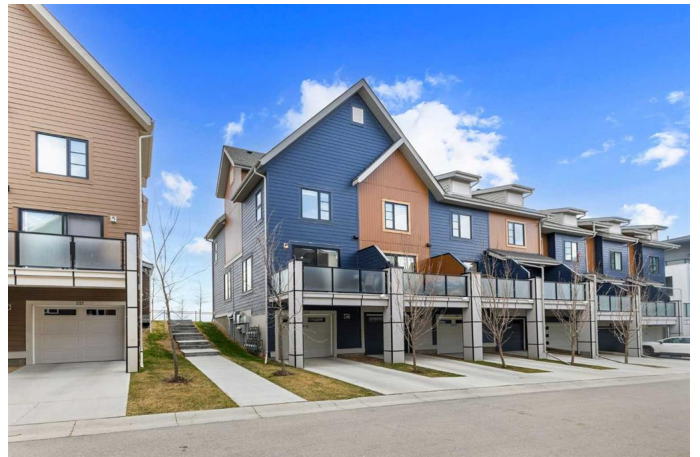
**\$450,000**

2 Bedroom, 3.00 Bathroom, 1,125 sqft

Residential on 0.00 Acres

Livingston, Calgary, Alberta

You almost need sunscreen when youâ€™re catching so much Vitamin D in this END UNIT home flooded with NATURAL LIGHT! From the glass door and HUGE WINDOWS in the living room/kitchen (great for plants, that have you catching so much oxygen through photosynthesis). You love inviting family and friends over to hang out, and the OPEN CONCEPT is perfect for entertaining. Imagine friendly banter in your sleek dark charcoal FULL HEIGHT CABINET kitchen with QUARTZ COUNTERS (incl bathrooms), HERRINGBONE BACKSPLASH, and sexy MATTE BLACK LIGHTING PACKAGE to match. The smell from the sizzling BBQ (w/ gas line) is euphoric, and later you plan to enjoy dinner with your inner circle on the LARGE PATIO that can seat 6 comfortably. While life is always moving forward with you and your partner, you may plan to get a second car that will fit neatly in your DOUBLE TANDEM GARAGE (w/ storage), but maybe not since youâ€™re smart and planned to be a 3 BLOCK WALK FROM FUTURE GREEN LINE LRT. Youâ€™ve discussed possibly pets or children and itâ€™s awesome to have LUXURY VINYL PLANK floors for durability and easy clean up. Youâ€™re all about keeping life simple, so being conveniently located to K-12 schools and everyday things are essential: NOFRILLS, doctor, dentist, massage, restaurants, gas station (4-6 mins). Feeling more active? Experience the ridiculously rad LIVINGSTON HUB (walk 5



mins): tennis courts, skating rink, splash park, sports fields, playground and more! Feeling a bit more chill? Hit up a movie night (6 mins) or shop until your drop at CROSSIRON OUTLET MALL (10 mins). At the peak of ultra access to Stoney Tr, Deerfoot, AIRPORT (11 mins) and 16th Ave (MOUNTAINS in less than 1 hr), the location is absolutely superior. Donâ€™t miss your opportunity to start your best life here!

Built in 2022

**Essential Information**

MLS® #	A2213979
Price	\$450,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,125
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

**Community Information**

Address	233 Livingston Common Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1K1

**Amenities**

Amenities	Clubhouse, Racquet Courts, Recreation Facilities
Parking Spaces	2
Parking	Double Garage Attached, Tandem

# of Garages            2

### **Interior**

Interior Features    Kitchen Island, No Animal Home, Open Floorplan, Quartz Counters, Storage

Appliances           Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating               Forced Air, Natural Gas

Cooling                None

Basement             None

### **Exterior**

Exterior Features    None

Lot Description       Corner Lot

Roof                    Asphalt Shingle

Construction         Vinyl Siding

Foundation           Poured Concrete

### **Additional Information**

Date Listed            May 9th, 2025

Days on Market       2

Zoning                  M-1

HOA Fees               473

HOA Fees Freq.      ANN

### **Listing Details**

Listing Office           Real Broker

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