

# \$489,900 - 158 Livingston Common Ne, Calgary

MLS® #A2258381

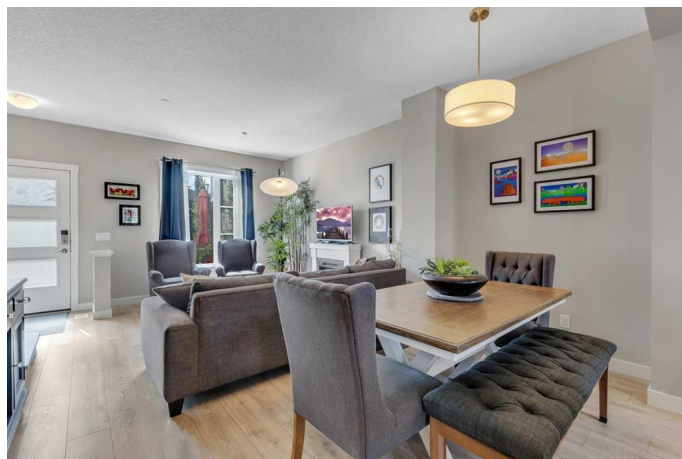
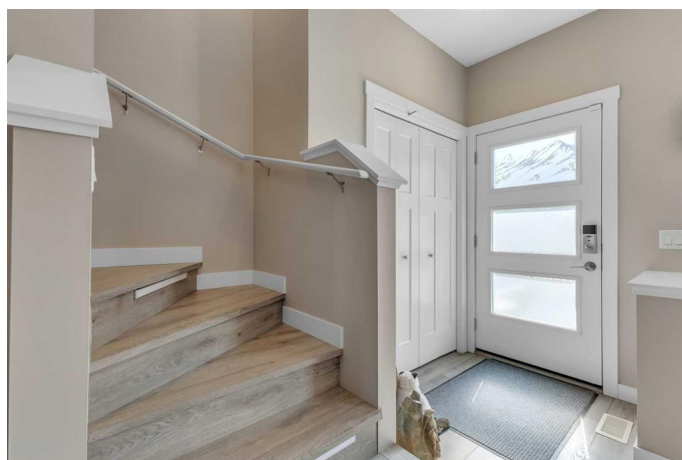
**\$489,900**

2 Bedroom, 3.00 Bathroom, 1,249 sqft

Residential on 0.00 Acres

Livingston, Calgary, Alberta

**\*\*OPEN HOUSE - SATURDAY, OCTOBER 4TH, 1PM TO 3PM.\*\*** Situated in the innovative and vibrant community of Livingston, this beautifully designed, open-concept home combines modern style with everyday comfort. Nestled in one of the most peaceful corners of the complex and overlooking a serene courtyard, this home offers its own private front-yard retreat. With 1249 sq. ft. of developed living space, high-quality finishes, and thoughtful upgrades throughout, this home is sure to impress. Bright and airy, the interior showcases oversized windows, 9-foot ceilings, and luxury vinyl plank flooring that extends gracefully through every room. The stylish kitchen is masterfully designed for efficiency and entertaining. Featuring premium upgraded quartz countertops, elegant herringbone tile backsplash, shaker-style two tone cabinets, stainless steel appliances including a gas stove, and a sprawling island. The kitchen flows seamlessly into a refined dining area and living room, centered around a cozy fireplace, ideal for entertaining and relaxation. A versatile flex space, perfect for a home office, and powder room complete the main floor. Upstairs, the second floor continues to impress with dual primary bedrooms, each with their own ensuite and walk-in closet. Enjoy the practicality of the upper-floor laundry room paired with extra storage space, keeping your home organized and efficient. Step outside to a spacious private patio complete with a cozy



fire table, perfect for relaxing evenings or morning coffee. The double attached garage provides plenty of room for parking and storage, while the unfinished lower level awaits your personal touch. Just steps from your front door, the LIVINGSTON HUB offers endless recreation and fun for families. Enjoy the tennis courts, skate park, ice rink, playground, splash park, gymnasium, and a variety of community programmingâ€”everything you need to stay active and entertained.

Built in 2020

**Essential Information**

MLS® #	A2258381
Price	\$489,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,249
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	158 Livingston Common Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1K1

**Amenities**

Amenities	Visitor Parking
Parking Spaces	2

Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Partial, Unfinished

## Exterior

Exterior Features	BBQ gas line
Lot Description	Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 22nd, 2025
Days on Market	12
Zoning	M-1 d100
HOA Fees	473
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
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