

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

MLS® #A2213979

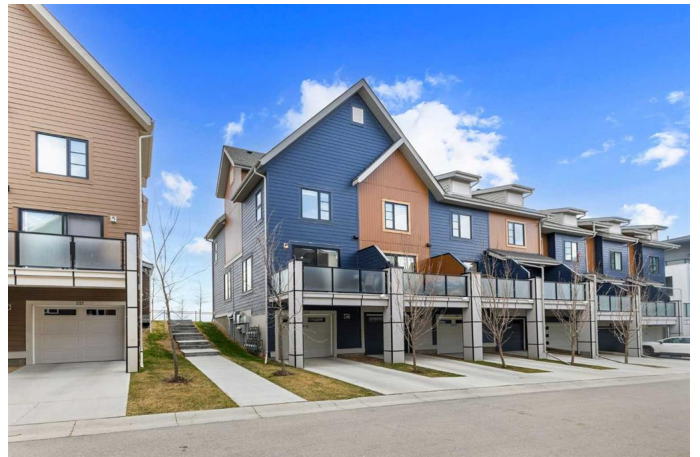
\$450,000

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	4
Zoning	M-1
HOA Fees	473
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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