

# \$450,000 - 104 Livingston Common Ne, Calgary

MLS® #A2218936

**\$450,000**

2 Bedroom, 3.00 Bathroom, 1,233 sqft

Residential on 0.00 Acres

Livingston, Calgary, Alberta

Welcome to The Octave! This fully air conditioned townhome offers an open floor plan and has plenty of windows bringing the natural light throughout. The main level has a well appointed kitchen with stainless appliances, plenty of cabinets, central island with seating and quartz counters. The dining and living rooms are a good size and have a door leading to your private balcony. The 2 piece bath completes this level. The upper level has 2 primary bedrooms each with their own ensuites and the laundry conveniently located here as well. You have an tandem garage with room to put a workbench or for storage. You are located steps away from the Livingston HOA complex with it's splash park, hockey rink, playing fields and as a resident of Livingston you have access to the variety of programs and events offered there. Don't miss out!

Built in 2022

## Essential Information

MLS® #	A2218936
Price	\$450,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,233
Acres	0.00



Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	104 Livingston Common Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1K1

### Amenities

Amenities	Other
Parking Spaces	1
Parking	Double Garage Attached, Garage Faces Rear, Tandem
# of Garages	1

### Interior

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer, Water Softener
Heating	Forced Air
Cooling	Central Air
Basement	None

### Exterior

Exterior Features	Balcony
Lot Description	Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 8th, 2025
Days on Market	7

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

## **Listing Details**

Listing Office	RE/MAX First
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