

# \$364,900 - 263 Livingston Common Ne, Calgary

MLS® #A2258350

**\$364,900**

2 Bedroom, 1.00 Bathroom, 902 sqft

Residential on 0.00 Acres

Livingston, Calgary, Alberta

\*OPEN HOUSE SUNDAY OCT 19 | 12-2:00 PM\* Welcome to 263 Livingston Common NE â€” a townhome that doesnâ€™t just check boxes, it sets the tone. This top-floor unit is built for the ambitious, with soaring vaulted ceilings and a modern interior that feels as bold as it is comfortable.

Step out onto your front balcony overlooking a treed courtyard â€” arguably the best views in the complex. Inside, natural light pours through the south-facing windows of both bedrooms, while the primary suite impresses with a uniquely oversized walk-in closet.

Location? Prime. Just a block from The Livingston Hub â€” a next-level community centre with a splash park, soccer fields, tennis courts, an outdoor rink, and Livingston Pond with endless walking paths. Quick in-and-out access makes commutes effortless, while at home, the vibe is pure comfort and style.

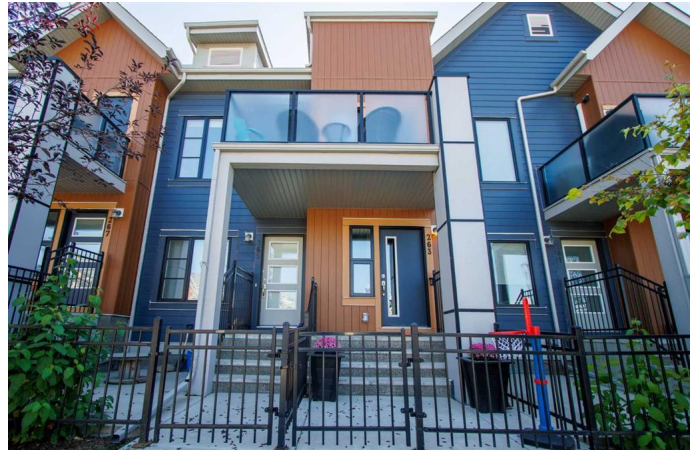
This isnâ€™t just a starter home. Itâ€™s a launchpad for the life youâ€™re building â€” equal parts modern, connected, and unapologetically ambitious.

Built in 2019

## Essential Information

MLS® # A2258350

Price \$364,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 902               |
| Acres          | 0.00              |
| Year Built     | 2019              |
| Type           | Residential       |
| Sub-Type       | Row/Townhouse     |
| Style          | Stacked Townhouse |
| Status         | Active            |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 263 Livingston Common Ne |
| Subdivision | Livingston               |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3P 1K1                  |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Park                   |
| Parking Spaces | 1                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### **Interior**

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s), Breakfast Bar    |
| Appliances        | Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                                |
| Cooling           | None                                                                                                      |
| Has Basement      | Yes                                                                                                       |
| Basement          | See Remarks                                                                                               |

### **Exterior**

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | Balcony, Other                                   |
| Lot Description   | Many Trees, Street Lighting, Treed, Views, Paved |
| Roof              | Asphalt Shingle                                  |

|              |                  |
|--------------|------------------|
| Construction | Composite Siding |
| Foundation   | Poured Concrete  |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 42                   |
| Zoning         | M-1 d100             |
| HOA Fees       | 450                  |
| HOA Fees Freq. | ANN                  |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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