

\$579,888 - 784 Livingston Hill Ne, Calgary

MLS® #A2262591

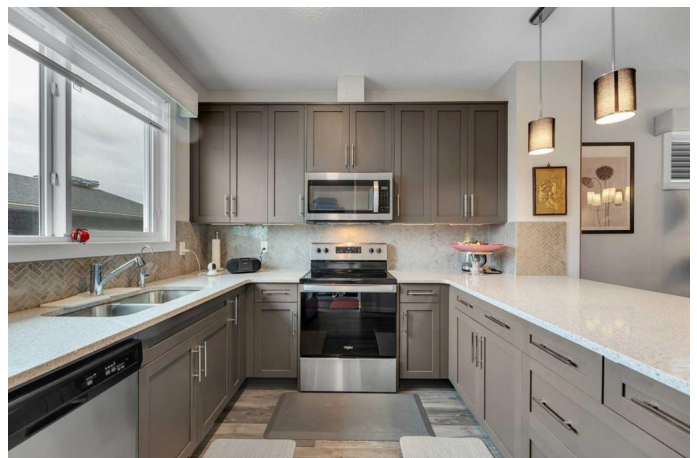
\$579,888

2 Bedroom, 3.00 Bathroom, 1,563 sqft

Residential on 0.06 Acres

Livingston, Calgary, Alberta

SHOWHOME CONDITION W/ DETACHED DBL GARAGE - FRONTS ONTO POND IN BEAUTIFUL LIVINGSTON! Your new home awaits across the street from PICTURESQUE Livingston View Pond and steps from the community's most scenic walking paths, fountains, and the renowned Livingston Hub. Designed with both functionality and modern creature comforts in mind, this home delivers everything you need including a WFH office nook, versatile upstairs bonus room, landscaped backyard, A/C for hot summer days and even comes equipped with a HEPA air filter. Inside, the main floor features a bright living area filled with natural light from oversized West-facing windows, flowing seamlessly into the dining space and a contemporary kitchen. Custom wood panelling throughout the main floor elevates the interior home design. The peninsula kitchen has Quartz countertops with tons of space to prep meals and entertain, warm brown shaker-style cabinetry, stainless steel appliances, herringbone backsplash, and pendant lighting. A convenient built-in desk nook on the main floor creates the perfect spot to WFH or study. The back door off of the kitchen opens onto a fully fenced backyard featuring a spacious and LOW MAINTENANCE composite deck - perfect for morning coffee, family BBQs, or relaxing evenings outdoors! PLUS: An insulated and heated detached double garage means no more cleaning snow off the cars. Back inside, a 2pc powder room for guests



completes the main floor. Upstairs, a flexible bonus room provides extra living space ideal for family movie nights or a cozy reading area. The primary suite serves as a peaceful retreat with large windows overlooking the pond, a walk-in closet, and a stylish ensuite with dual sinks and an upgraded walk-in shower. An additional bedroom and another full 4-piece ensuite bath complete this double-master layout, while a conveniently-placed laundry finishes off the upper level. The unfinished basement offers endless potential – easily convertible into additional living area, adding to this property’s long-term value and versatility. Located directly across from the Livingston View Pond and its scenic walking paths, this home lets you enjoy nature right from your front door – whether it’s peaceful morning walks along the water, watching the fountains in summer, or spotting ducks and songbirds through the seasons. Follow the pond pathways & you’ll reach the Livingston Hub, a 35,000 sq. ft. community centre exclusive for Livingston Residents, featuring skating rinks, tennis and basketball courts, a splash park, gymnasium, playground, and year-round programs for residents, including fitness classes, summer camps and more. Easy access to the rest of the city is available through several major roadways which include Stoney Trail, Harvest Hills Blvd, and Deerfoot Trail. Jumping in the car: Downtown is a 24 min drive (26.3KM), Airport is a 14 min drive (15.3KM), & Banff is a 1 hr 21 min drive (132KM).

Built in 2020

Essential Information

MLS® #	A2262591
Price	\$579,888
Bedrooms	2

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,563
Acres	0.06
Year Built	2020
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	784 Livingston Hill Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1K4

Amenities

Amenities	Clubhouse, Fitness Center, Party Room, Picnic Area, Recreation Room, Dog Run, Playground, Racquet Courts, Recreation Facilities
Parking Spaces	3
Parking	Double Garage Detached, Heated Garage, Insulated
# of Garages	2

Interior

Interior Features	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard, Dog Run
-------------------	-----------------------

Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Creek/River/Stream/Pond, Lawn, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 9th, 2025
Days on Market	20
Zoning	R-Gm
HOA Fees	473
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.