

# \$689,000 - 194 Livingston Avenue Ne, Calgary

MLS® #A2104119

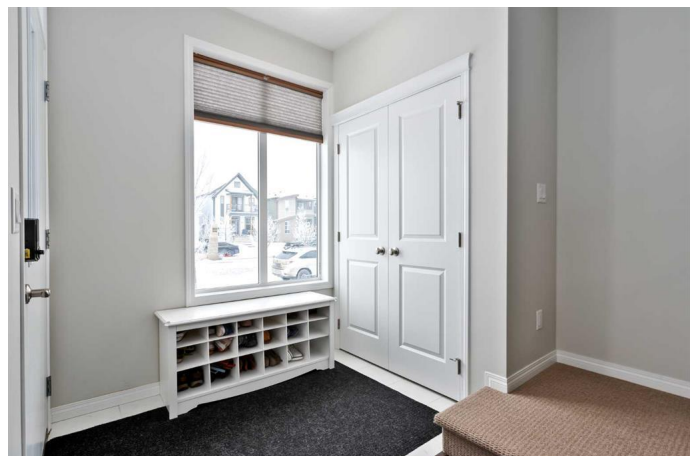
**\$689,000**

3 Bedroom, 3.00 Bathroom, 1,832 sqft

Residential on 0.07 Acres

Livingston, Calgary, Alberta

| CORNER LOT | 3 BEDS | 2.5 BATH | PRIME LOCATION | Welcome to this meticulously crafted 2-storey residence located within the vibrant community of Livingston. As you step inside, be greeted by soaring ceilings and an abundance of windows, enveloping the interior in radiant natural light and creating an atmosphere that is both spacious and inviting. The open concept floor plan seamlessly connects the living, dining, and kitchen areas, boasting high-end stainless steel appliances, floor-to-ceiling cabinetry, and a versatile dual range stove (gas and electric). This home is also equipped with a water softener, enhancing the quality of water throughout the house for added convenience and comfort. Upstairs, discover three spacious bedrooms, two full bathrooms (with upgraded countertops), and a conveniently located laundry room, ensuring comfort and ease for the entire household. A half bathroom on the main floor adds further convenience. The expansive, unfinished basement offers a blank canvas for your customization and creativity. Outside, a paved concrete pathway from front to back leads to a spacious double detached garage, providing ample parking and storage solutions. Just across the street, residents have access to a wealth of amenities at the Community Centre, including: a Sports Centre, Skating Rink, Gymnasium, Splash Park, Outdoor Tennis Court, Playground, Daycare, and more!! With quick access to both Stoney Trail and Deerfoot, this home offers



unparalleled convenience. Don't let this exceptional opportunity slip away – reach out to your favourite agent to book a showing!

Built in 2019

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2104119    |
| Price          | \$689,000   |
| Sold Price     | \$690,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,832       |
| Acres          | 0.07        |
| Year Built     | 2019        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 194 Livingston Avenue Ne |
| Subdivision | Livingston               |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3P 0V9                  |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | Clubhouse, Other, Playground      |
| Parking Spaces | 2                                 |
| Parking        | Double Garage Detached, On Street |

### Interior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Interior Features | See Remarks                                                    |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                        |

|              |                  |
|--------------|------------------|
| Cooling      | None             |
| Has Basement | Yes              |
| Basement     | Full, Unfinished |

**Exterior**

|                   |                      |
|-------------------|----------------------|
| Exterior Features | None                 |
| Lot Description   | Back Lane, Back Yard |
| Roof              | Asphalt Shingle      |
| Construction      | Wood Frame           |
| Foundation        | Poured Concrete      |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 22nd, 2024 |
| Date Sold      | February 29th, 2024 |
| Days on Market | 7                   |
| Zoning         | R-G                 |
| HOA Fees       | 449.40              |
| HOA Fees Freq. | ANN                 |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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