

\$550,000 - 247 Livingston View Ne, Calgary

MLS® #A2118606

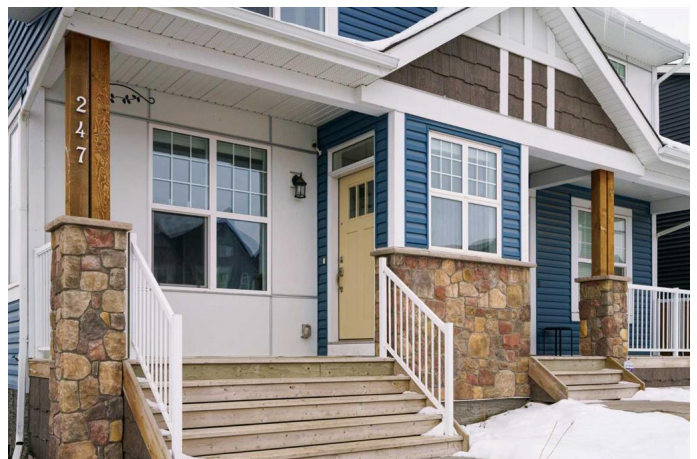
\$550,000

3 Bedroom, 3.00 Bathroom, 1,436 sqft

Residential on 0.07 Acres

Livingston, Calgary, Alberta

****OPEN HOUSE CANCELLED - Sunday April 7th, 1:00 PM - 3:00 PM**** This beautifully maintained semi-detached home (with a side entrance) is completely move-in ready and just steps away from the Livingston Community Association, future schools, and many great nearby amenities. Ideally located on a corner lot, this home features 3 bedrooms, 2.5 bathrooms and provides the perfect balance of functionality and design, perfect for a young couple, family or professional looking to be surrounded by convenience. The main level of the home features an open concept layout with resilient wide plank flooring spanning the living areas. Large windows on 3 sides of the home provides plenty of natural light into the home and creates a bright and inviting space all day long. The sleek kitchen is finished with full-height cabinetry, quartz countertops, a corner pantry, a large centre island with a breakfast bar for additional seating, and a suite of stainless-steel appliances, including a gas range and French door style fridge. The kitchen overlooks the dining room creating the perfect space for entertaining or those with young children. The large front living room is complete with a central gas fireplace and features a hidden media center above with TV hookups. A 2-piece powder room and a separate side entrance complete the main level. The upper level of the home features 3 bedrooms and 2 full bathrooms. The large primary suite is complete with a 5-piece ensuite with a walk-in shower, soaker tub,



private water closet, dual sinks, and large walk-in closet. Completing the upper level are two more bedrooms, a full bathroom, and a laundry area for added convenience for daily living. The lower level has endless possibilities for development and has plumbing rough-ins for future development. The home features a separate side entrance to the basement for those looking to add a secondary suite (subject to city permits and approval). The corner lot offers additional space for the family to enjoy on the side and rear of the home and creates a more private yard. A rear deck offers the ideal place for entertaining with friends and family in the summer. The home comes fully move-in ready with window coverings throughout the interior and a fully fenced and landscaped yard. This home is perfect for those looking to build equity in Livingston, providing quick access to the ring road; all while being steps away from the community HOA.

Built in 2018

Essential Information

MLS® #	A2118606
Price	\$550,000
Sold Price	\$590,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,436
Acres	0.07
Year Built	2018
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	247 Livingston View Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0Z5

Amenities

Amenities	Other
Parking Spaces	3
Parking	Oversized, Parkade

Interior

Interior Features	Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Unfinished

Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Back Yard, Corner Lot, Lawn, Landscaped, Level
Roof	Asphalt Shingle, Metal
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 4th, 2024
Date Sold	April 9th, 2024
Days on Market	5
Zoning	R-G

HOA Fees 467.25

HOA Fees Freq. ANN

Listing Details

Listing Office Charles

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