

\$550,000 - 463 Livingston Way Ne, Calgary

MLS® #A2129614

\$550,000

3 Bedroom, 3.00 Bathroom, 1,382 sqft

Residential on 0.04 Acres

Livingston, Calgary, Alberta

No Condo Fees..!! 3 Bed 2.5 Bath!!
Location!! This is the one for all first time home buyers or Investors. Loaded with plenty of upgrades you have dreamed for. As you enter through the front of the home, main open floor plan offers Huge Living room, Dining room and kitchen tucked in the end. Kitchen offers upgraded Refrigerator, Chimney hood fan, built in microwave, Island, 2 Tone Cabinets and stainless steel appliances. Upper floor has Master bedroom featuring - 3 piece ensuite with Shower. 2 additional good size bedrooms, 4-piece Main bathroom and laundry room completed everything you need for second floor. This home is equipped with Deck for summer barbecues in the backyard and Parking pad for 2 car parking. Additional value like: Tiled shower in master bedroom and tub shower combo with tiled walls, bright sunny backyard and unfinished basement ready for your imagination. This house offers lot more than we can list. Question is why pay condo fees when you can get same with Freehold Townhouse for better price.

Livingston Community is unique many way: with 35,000 Square Feet HOA offering multiple amenities including but not limited to- Tennis court, skating rink, basket ball court, Table tennis, kids splash park, kids play are, indoor gymnasium with many indoor games, commercial kitchen and gathering room. Community is also located with quick access to both Stoney trail and Deerfoot that can take you anywhere in Calgary. Call today to book a



showing.

Built in 2023

Essential Information

MLS® #	A2129614
Price	\$550,000
Sold Price	\$550,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,382
Acres	0.04
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	463 Livingston Way Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P1Y5

Amenities

Amenities	None
Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings

Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Lane, See Remarks
Roof	Asphalt Shingle
Construction	Aluminum Siding, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 6th, 2024
Date Sold	May 19th, 2024
Days on Market	13
Zoning	R-Gm
HOA Fees	449.40
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Solutions
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