

\$712,803 - 627 Livingston Way Ne, Calgary

MLS® #A2133986

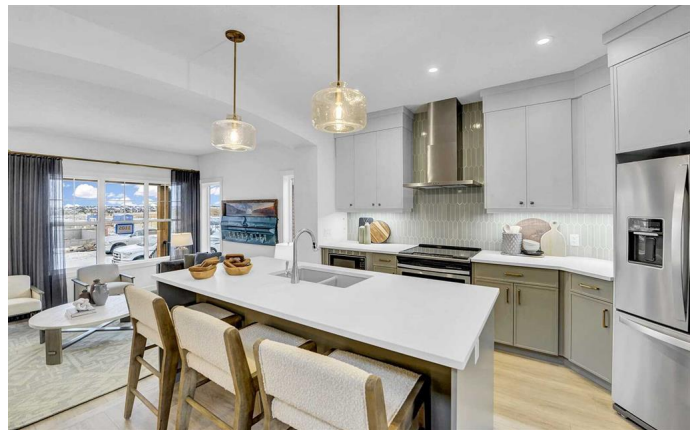
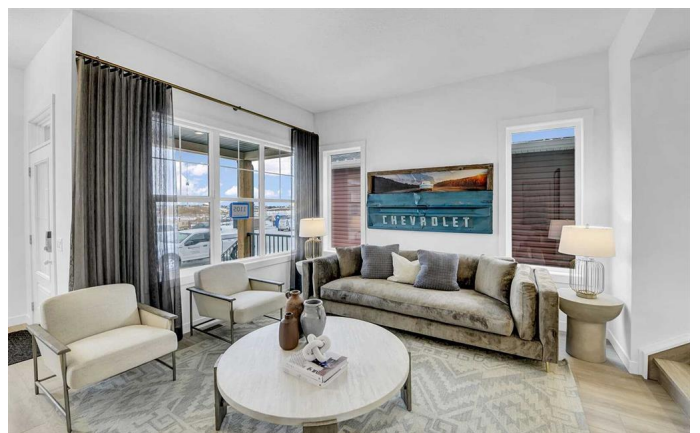
\$712,803

3 Bedroom, 3.00 Bathroom, 1,665 sqft

Residential on 0.06 Acres

Livingston, Calgary, Alberta

****Ready for immediate possession!** The popular Belvedere 4 is a stunning, 3-bedroom 2.5-bathroom home with a walkout basement and nearly 1,700 sqft of developed space. The open concept main floor boasts 10 ft. ceilings with luxury vinyl plank flooring and large windows on the front and rear of the home which allows natural light into the property all day long. The kitchen is centered in the property overlooking both the dining and living rooms. The kitchen is complete with a suite of stainless-steel appliances, chimney hood fan, island with flush eating bar and quartz countertops. The living room complete with a central fireplace seamlessly connects to the kitchen creating the perfect space for entertaining or for those with young children. A large rear deck (10' x 20') provide ample space for furniture and a BBQ. A rear mudroom and 2-pc powder room complete the main level. A beautiful, curved staircase with upgraded railings leads to the upper level with skylights above the open to below stairs allowing more light into the home. The large primary bedroom has walk-in closet, private front balcony and 5-pc ensuite bathroom with dual sinks, soaker tub and walk-in shower. 2 more bedrooms, a full 4-pc bathroom and generous sized laundry room complete the upper level. The lower level of the home offers countless possibilities for development with rough-ins for a 4-pc bathroom, washer and dryer and sink. The walkout basement allows for larger windows throughout the level.



providing more natural light into the space.
Located in the heart of Livingston, this brand-new home is fully move-in ready and offers countless possibilities for a homeowner or investor. **Please note: Photos are from a previous show home and are not an exact representation of the property for sale.

Built in 2024

Essential Information

MLS® #	A2133986
Price	\$712,803
Sold Price	\$676,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,665
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	627 Livingston Way Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1R8

Amenities

Amenities	Other
Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Stone Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

Exterior

Exterior Features	None
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 22nd, 2024
Date Sold	July 3rd, 2024
Days on Market	42
Zoning	R-G
HOA Fees	430.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Charles
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