

\$550,000 - 736 Livingston Hill Ne, Calgary

MLS® #A2134306

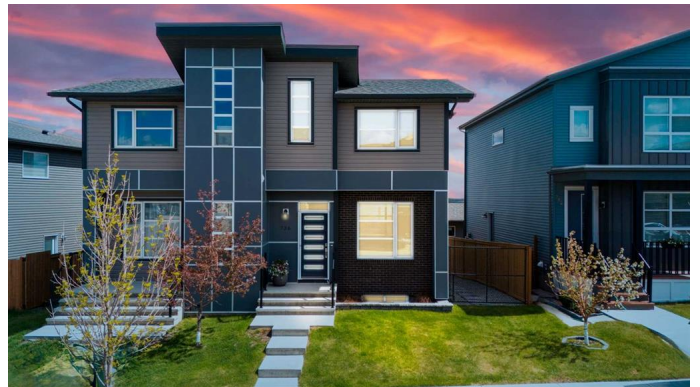
\$550,000

2 Bedroom, 3.00 Bathroom, 1,508 sqft

Residential on 0.06 Acres

Livingston, Calgary, Alberta

Welcome to 736 Livingston Hill - This stunning brookfield built home is conveniently located on a quiet street in one of Calgary's most accessible communities. Surrounded by "estate of the art" parks, playgrounds, pathways, ponds, trails & more + close to all major amenities including shops, groceries, restaurants & schools. With quick access to Stoney Trail - getting to the airport takes 15 minutes & just 20 minutes to Calgary's downtown core! A combination of hardy board, vinyl siding and brick create beautiful curb appeal. As you walk through the front door you are welcomed by 9' ceilings, a bright entryway which opens up the spacious main floor living, kitchen & dining area - featuring quartz counter tops, high end cabinetry, a large kitchen island, stainless steel appliances, TONS of built in pantry space & a 2 piece bathroom + easy access to your beautiful back yard oasis including double detached garage & RV storage along side the house - PERFECT yard for entertaining friends and family! (LOW MAINTENANCE). Up stairs you will find 2 generous sized bedrooms - both featuring 4 piece ensuites & walk-in closets! Full size laundry + storage in the hallway. The basement features 652 sqft. of undeveloped potential - including TWO large windows, 9' ceilings & rough in for bathroom. (more than enough space to add one or even two more bedrooms!) - YOU DON'T WANT TO MISS THIS ONE! - it won't last long! TRUE pride in ownership shown throughout!



Built in 2018

Essential Information

MLS® #	A2134306
Price	\$550,000
Sold Price	\$585,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,508
Acres	0.06
Year Built	2018
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	736 Livingston Hill Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P1K5

Amenities

Amenities	Outdoor Pool, Racquet Courts, Recreation Facilities
Parking Spaces	4
Parking	Single Garage Detached

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement Full, Unfinished

Exterior

Exterior Features None
Lot Description Irregular Lot
Roof Asphalt Shingle
Construction Brick, Vinyl Siding
Foundation Poured Concrete

Additional Information

Date Listed May 23rd, 2024
Date Sold May 24th, 2024
Days on Market 1
Zoning R-Gm
HOA Fees 445.00
HOA Fees Freq. ANN

Listing Details

Listing Office eXp Realty

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