

\$525,000 - 18 Livingston Gate Ne, Calgary

MLS® #A2140101

\$525,000

3 Bedroom, 3.00 Bathroom, 1,346 sqft

Residential on 0.05 Acres

Livingston, Calgary, Alberta

This charming 1346 square feet townhouse offers a perfect blend of comfort and convenience, ideal for families, professionals, or anyone seeking a modern living space without the burden of condo fees. The two-story home features a well-thought-out floor plan that maximizes space and functionality. Upon entering, you are greeted by a bright and inviting open-concept living area, seamlessly integrating the living room, dining space, and kitchen. The kitchen is a chef's dream, equipped with contemporary appliances, ample cabinetry, and a good-size island perfect for meal prep or casual dining. Large windows throughout the main floor allow natural light to flood the space, creating a warm and welcoming atmosphere. Upstairs, the townhouse boasts three generously sized bedrooms, including a master suite complete with a private ensuite bathroom and a spacious walk-in closet. The additional bedrooms share a well-appointed bathroom, perfect for family members or guests. A conveniently located laundry room on the upper floor adds to the practicality of this home. Outside, the townhouse features a private backyard, ideal for outdoor entertaining, gardening, or simply enjoying a quiet moment. The detached garage provides secure parking and additional storage space. Located in a desirable neighborhood, this townhouse is close to schools, parks, shopping centers, and public transportation, offering easy access to all the amenities you



need. With no condo fees, this property allows you to enjoy the benefits of homeownership without the extra costs, making it a smart and attractive investment for your future.

Built in 2019

Essential Information

MLS® #	A2140101
Price	\$525,000
Sold Price	\$535,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,346
Acres	0.05
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	18 Livingston Gate Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0V2

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Quartz Counters
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer

Heating	Central
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Garden, Playground
Lot Description	Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 11th, 2024
Date Sold	June 14th, 2024
Days on Market	3
Zoning	R-Gm
HOA Fees	0.00

Listing Details

Listing Office	MaxWell Central
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