

\$475,000 - 253 Livingston Common Ne, Calgary

MLS® #A2150972

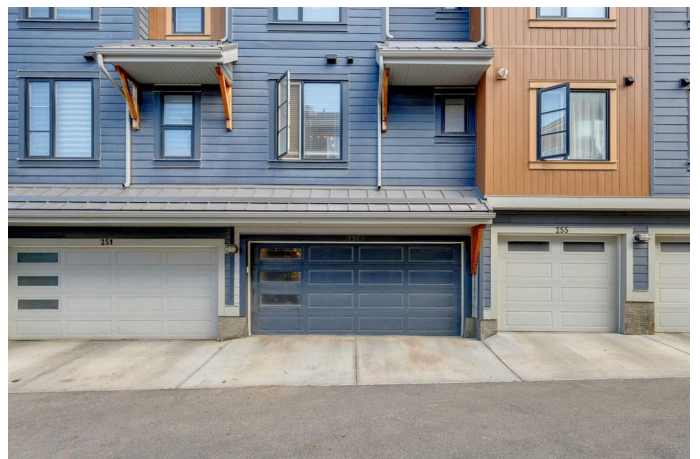
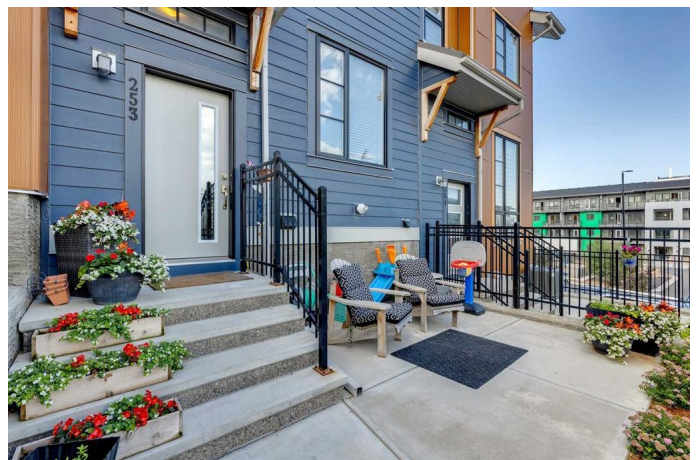
\$475,000

3 Bedroom, 3.00 Bathroom, 1,248 sqft

Residential on 0.00 Acres

Livingston, Calgary, Alberta

This original owner townhome has been lovingly cared for and will impress you from the minute you walk through the door. The charming front concrete patio overlooks a landscaped rock wall, providing a peaceful outdoor space. With easy access to Stoney Trail and just a block from the Livingston Hub, this complex is perfect for young families or first-time buyers. The **DOUBLE ATTACHED GARAGE** is a real bonus, and the lower level offers ample storage space and a laundry room, wish list items that are often hard to find at this price point. The main floor features 9' ceilings, beautiful laminate flooring, pleasant colors, and large bright windows all creating a welcoming atmosphere. The kitchen is perfectly laid out with a large quartz island that offers extra storage and seating, sleek off-white cabinets, stainless steel appliances, and a corner pantry. Equally as functional as it is beautiful. The living and dining areas are cohesive and spacious, ideal for relaxing or entertaining. As you begin to step upstairs you will notice a 2-piece powder room that is conveniently tucked away. Upstairs, you'll find **THREE** bedrooms and **TWO** full bathrooms. The primary suite includes a walk-in closet, providing lots of storage space. The second bedroom offers beautiful views, and all three bedrooms feature plush carpeting, adding to the home's coziness. This very comfortable, clean, and inviting home has a level of sophistication and charm you don't want to miss out on.



Built in 2018

Essential Information

MLS® #	A2150972
Price	\$475,000
Sold Price	\$482,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,248
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	253 Livingston Common Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P1K1

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener, Insulated, Rear Drive

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, No Smoking Home, Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Electric Range, ENERGY STAR Qualified Refrigerator, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None

Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 18th, 2024
Date Sold	July 31st, 2024
Days on Market	13
Zoning	M-1 d100
HOA Fees	467.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Yates Real Estate Ltd
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