

\$645,000 - 739 Livingston Way Ne, Calgary

MLS® #A2152425

\$645,000

3 Bedroom, 3.00 Bathroom, 1,628 sqft
Residential on 0.07 Acres

Livingston, Calgary, Alberta

Conveniently located in the vibrant community of Livingston, this stunning 2-storey home is your ticket to a life of leisure and style. With a community built around the Livingston HUB, you'll have access to wonderful pathways surrounding the pond and leading through the community, and an array of amenities that will make your heart skip a beat. From the splash park to the playground, skateboard park to ice rink, tennis courts to soccer fields, gymnasium to event hall, there's something for everyone in this lively neighbourhood. Step inside this immaculate home, and you'll be greeted by a symphony of open space and natural light. From the inviting entryway, take in the spacious living room as you are guided to the illuminated kitchen, which is bathed with light from the above skylights. Luxury vinyl plank flooring extends throughout the main floor for durability and ease of maintenance. The thoughtful upgrades above the builder's base specs will make you feel like royalty. From the sleek cabinets to the interior doors, from the dazzling light fixtures to the quartz counters in the kitchen and bathrooms, this home is a work of art. As you ascend the curved staircase, you'll discover the upper level, a sanctuary of tranquility. Here, you'll find three spacious bedrooms, each with its own unique charm. The primary suite is a true oasis, complete with a double sink vanity, a relaxing tub, and a separate shower. Step out onto the covered upper balcony, and you'll be transported to a world of morning coffee and



739 Livingston Way NE, Calgary, AB

Main Floor Exterior Area 835.01 sq ft
Interior Area 752.27 sq ft



PREPARED: 2024/07/27

While regions are excluded from total floor area in CLUCOE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.



evening stargazing. As a wonderful safety inclusion, the house is also outfitted with a fire suppression system on every level. The backyard is a sun-soaked paradise, with a 2-tier deck that's perfect for barbecues, yoga sessions, or simply soaking up the rays. And when the sun sets, the south exposure ensures that you'll have a front-row seat to the neighbourhood's vibrant energy. The basement is a blank canvas, complete with bathroom rough-in, ready for you to unleash your creativity. Whether you envision a home gym, a media room, or a cozy family room and fourth bedroom, the possibilities are endless. So, why wait? Come and experience the magic of this stunning 2-storey home in the heart of Livingston. It's not just a house, it's a lifestyle.

Built in 2019

Essential Information

MLS® #	A2152425
Price	\$645,000
Sold Price	\$650,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,628
Acres	0.07
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	739 Livingston Way Ne
Subdivision	Livingston

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1L5

Amenities

Amenities	Clubhouse, Game Court Interior, Playground, Racquet Courts
Parking Spaces	2
Parking	Off Street, Rear Drive, Unpaved

Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Skylight(s), Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	High Efficiency, Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Back Lane, Back Yard, Lawn, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Concrete, Silent Floor Joists, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 27th, 2024
Date Sold	August 14th, 2024
Days on Market	18
Zoning	R-G
HOA Fees	467.25
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX West Real Estate
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.