

\$468,800 - 209 Livingston Common Ne, Calgary

MLS® #A2154648

\$468,800

2 Bedroom, 3.00 Bathroom, 1,108 sqft

Residential on 0.00 Acres

Livingston, Calgary, Alberta

****1,108 Sq.Ft. | 2-BED DUAL MASTER | 2.5-BATH | ATTACHED GARAGE | AIR CONDITIONING | PREMIUM UPGRADES | FINISHED BASEMENT.**** Step into 209 Livingston Common NE, where every detail feels as polished as a showhome. This **METICULOUSLY CARED-FOR** 2-bedroom townhome offers 1,320 SQ.FT of **UPGRADED** living space, featuring an open layout, and luxury vinyl plank flooring throughout the main and upper floors. The main floor welcomes you with a spacious entryway that flows into a bright, open living room. With **9-FOOT CEILINGS** and neutral tones, this space is perfect for both relaxing and entertaining. The dining area leads to a well-appointed kitchen, complete with **QUARTZ** countertops, a **GAS RANGE**, a large eat-up island, pantry, and a bar area. Sliding doors open to a **LARGE BALCONY** that's ideal for enjoying your morning coffee or hosting summer BBQs. Upstairs, you'll find **TWO PRIMARY BEDROOMS**, each with its own ensuite, offering comfort and privacy. The luxury vinyl plank flooring continues on this level, adding a seamless, modern touch. The **UPSTAIRS LAUNDRY** area adds convenience to your daily routine. The **FINISHED BASEMENT** features a bonus living room that can serve as a home office, media room, or additional living space. **AIR CONDITIONING** keeps the home cool during the summer, while the **HEATED GARAGE**, complete with an electric vehicle charger, ensures warmth in the winter. Just



steps from your front door, the LIVINGSTON HUB offers endless recreation and fun for families. Enjoy the tennis courts, skate park, ice rink, playground, splash park, gymnasium, and a variety of community programmingâ€”everything you need to stay active and entertained. Close to shopping, retail and other amenities, this home offers a blend of style, comfort, and convenience in a truly move-in ready package. Book your showing today before its gone!

Built in 2019

Essential Information

MLS® #	A2154648
Price	\$468,800
Sold Price	\$460,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,108
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	209 Livingston Common Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T4B 3P6

Amenities

Amenities	Fitness Center, Playground, Park, Recreation Facilities, Recreation
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	Room
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Central Air Conditioner, Stove(s)
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
Lot Description	Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Wood Frame, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 8th, 2024
Date Sold	October 2nd, 2024
Days on Market	55
Zoning	M-1 d100
HOA Fees	467.25
HOA Fees Freq.	ANN

Listing Details

Listing Office	Ally Realty
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