

\$449,900 - 237 Livingston Common Ne, Calgary

MLS® #A2158247

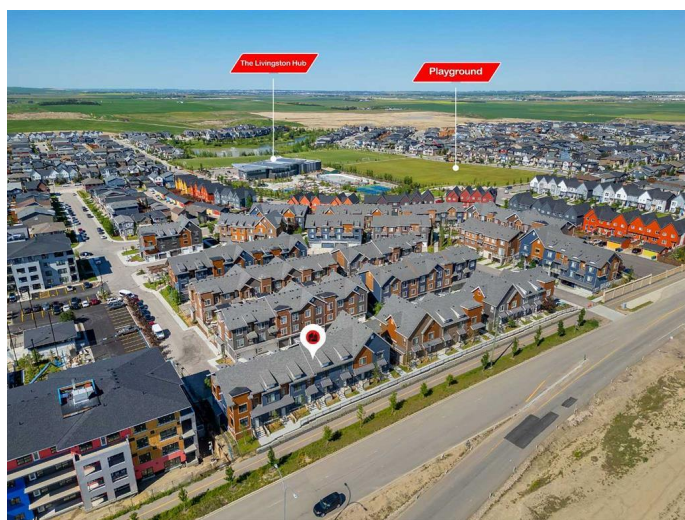
\$449,900

2 Bedroom, 3.00 Bathroom, 1,210 sqft

Residential on 0.00 Acres

Livingston, Calgary, Alberta

OPEN HOUSE CANCELEDWelcome to your new townhome in most desirable communities of livingston! Explore a fusion of contemporary flair and practical design in this impressive two-story townhome, where sunlight and expansive interiors create an inviting ambiance. Enter to discover a spacious open-plan living area, ideal for entertaining or relaxing with loved ones. Large front windows flood the room with natural light, enhancing its airy feel. Adjacent to the living area, a modern kitchen boasts stainless steel appliances, quartz countertops, tall cabinets, and a sizable central island for cooking and casual dining. A nearby office space offers convenience for remote work or daily tasks. Completing the main floor is a stylish half bathroom. Upstairs, luxury meets comfort. The primary suite features abundant light, a generous his & her Closet and a Four - piece ensuite with a standing shower. Across the hall, another spacious bedroom includes its own three-piece bathroom and large his & her closet perfect for guests or family. The upper level also hosts a practical laundry room with ample storage space. A spacious single tandem car attached garage accommodates large vehicles and seasonal gear. Livingston fosters community and convenience with access to a 35,000 SqFt HOA center for year-round recreation, including skating, tennis, a gymnasium, basketball, a splash park, playgrounds, meeting rooms, and outdoor ping pong tables. Nearby parks, a



bustling town center, bike trails, pathways, shopping, and schools ensure a balanced lifestyle. With easy access to major roads, experience modern living in a vibrant community. Discover why The Octave in Livingston is your perfect new home!"

Built in 2022

Essential Information

MLS® #	A2158247
Price	\$449,900
Sold Price	\$435,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,210
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	237 Livingston Common Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P1K1

Amenities

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	3
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage
Appliances	Dishwasher, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	None
Lot Description	Few Trees, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 15th, 2024
Date Sold	September 18th, 2024
Days on Market	34
Zoning	M-1 d100
HOA Fees	467.25
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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