

\$589,900 - 116 Livingston Parade Ne, Calgary

MLS® #A2163196

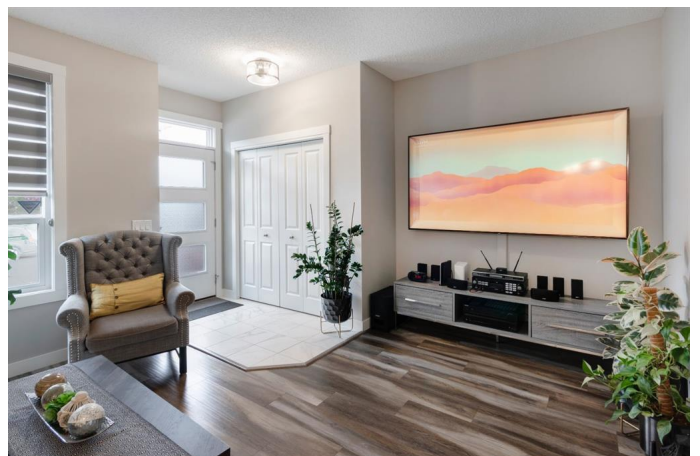
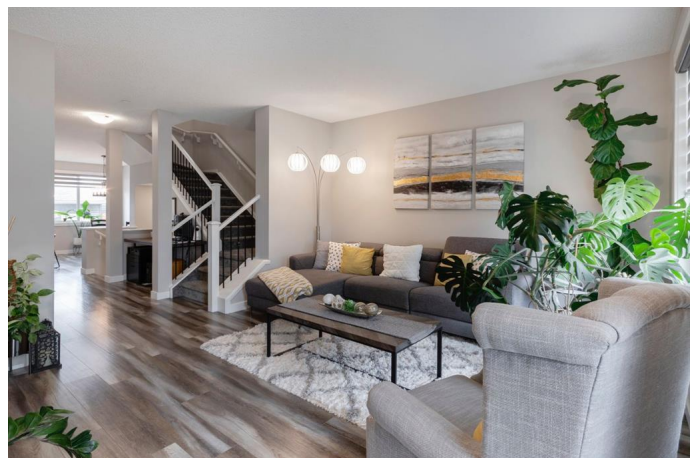
\$589,900

3 Bedroom, 3.00 Bathroom, 1,477 sqft

Residential on 0.06 Acres

Livingston, Calgary, Alberta

Discover contemporary living in this beautifully designed half duplex, ideally located just steps from Livingston's vibrant community hub and a convenient bus stop. Enjoy a bright and airy living space with an open floor plan that enhances the flow of natural light throughout the home. This well-appointed home features upgraded window blinds throughout the house, three comfortable bedrooms and two stylish bathrooms, perfect for families or guests. The kitchen is a chef's dream with sleek quartz countertops, upgraded kitchen appliances, ceiling-height cabinets, and a walk-in pantry. The sliding door leads to a deck with a BBQ gas line, ideal for outdoor dining and entertaining. Relax under the pergola, adding both elegance and practicality to your outdoor living area. The upgraded garage offers increased height and size, with two side garage doors for easy access. A 220v outlet rough-in is also included for future upgrades. The exposed aggregate in the side and backyard minimizes maintenance. Enjoy the convenience of central AC, a bonus room, and a second-level laundry room. The home also features a stylish stair railing and built-in fire sprinklers for added safety. Wired smoke detectors are installed on all floors, including the basement. The 9-foot unfinished basement, complete with two large windows and rough-in plumbing, offers the potential for future development tailored to your needs. The side entry adds ease of access and enhances the functionality of this modern home. This



duplex is perfect for those seeking a blend of comfort, style, and convenience in a thriving community. Book your viewing now! This beautiful home won't last long!

Built in 2019

Essential Information

MLS® #	A2163196
Price	\$589,900
Sold Price	\$610,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,477
Acres	0.06
Year Built	2019
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	116 Livingston Parade Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P0V6

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In
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	Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Unfinished

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 5th, 2024
Date Sold	September 17th, 2024
Days on Market	12
Zoning	R-G
HOA Fees	467.25
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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