

**211 Livingston Common NE**  
**Calgary, Alberta**

**MLS # A2180700**



**\$450,000**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 Storey		
<b>Size:</b>	1,200 sq.ft.	<b>Age:</b>	2020 (4 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Insulated		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), Street Lighting, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 281
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows		

**Inclusions:** N/A

**\*\* SAY HELLO TO A GOOD BUY \*\* INDOOR PARKING = SPACE FOR 2 CARS \*\*** This trendy 2-story townhome is ideally located in the community of Livingston and close to the many amenities - Transit, Parks, Shopping, pathways, dog parks, and FUN! The ground floor displays a sizeable main entrance with high 9' ceilings. The very spacious main living area includes beautiful luxury vinyl plank flooring, a large living room, a formal dining room, and a stylish kitchen. Your new kitchen will feature white quartz countertops, tile kitchen backsplash, shaker-style upper white cabinets with lower wood grain doors & stainless steel appliances. A sizeable outdoor 14' x 7' balcony is off the kitchen area and offers patio doors for easy access to your private BBQ area. The upper floor features carpet + tile flooring and dual primary bedrooms, offering private ensuites and ample closet(s). Convenient Laundry closet with stacking washer/dryer. This trendy townhome with a modern & decor palette has everything you need with a functional yet stylish layout. Plus, full interior fire suppression sprinkler system, Don't miss this opportunity. Quick possession date is available! Call your friendly REALTOR(R) to book a viewing!