162 Livingston Common NE
Calgary, Alberta

MLS # A2207984

$519,000

Division:	Livingston		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,287 sq.ft.	**Age:**	2020 (5 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Landscaped, Low Maintenance Landscape, Sloped, Yard Drainag		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 329
Basement:	Full, Unfinished	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	M-1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: N/A

HIGHLIGHTS: 3 Bed, 3 Bath, Bright End Unit, Spacious Layout, Double Attached Garage, Modern Finishes, Private Patio, Work Nook. WRITEUP: Experience the up-and-coming community of Livingston in this bright, end-unit townhouse within walking distance to the future hub of the community. Boasting expansive windows and 9-foot ceilings, this home is filled with natural light, creating an inviting atmosphere. The open-concept layout seamlessly connects the living, dining, and kitchen areas, featuring a large island and quartz countertops. A convenient work nook near the kitchen offers a perfect, flexible space. Upstairs, find three bedrooms, including a master suite with an ensuite and walk-in closet. Enjoy the practicality of a double attached garage, laundry, and ample storage. Relax on your private, fenced patio. Livingston offers a master-planned lifestyle with walking paths, parks, and the community hub, providing easy access to amenities and roadways. Don't miss this opportunity for modern comfort and community living.