

# \$579,900 - 1031 Livingston Way Ne, Calgary

MLS® #A2225316

**\$579,900**

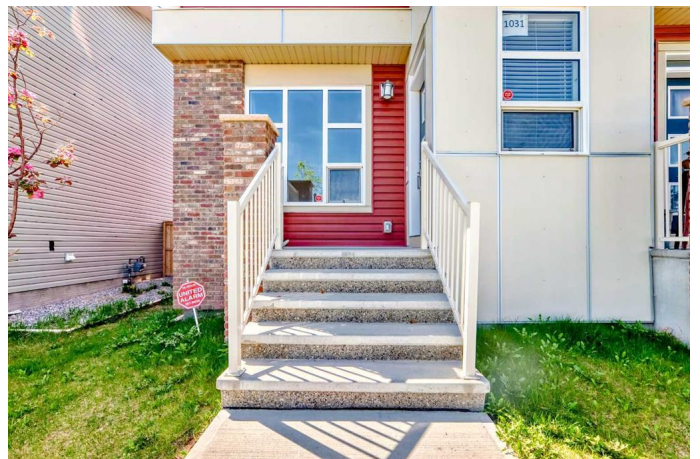
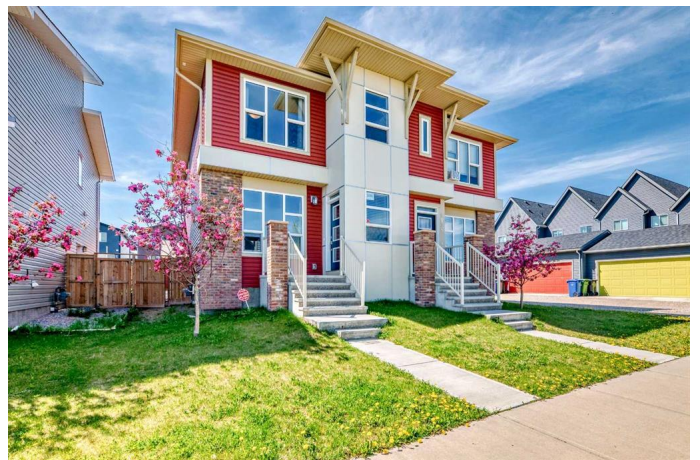
3 Bedroom, 3.00 Bathroom, 1,495 sqft

Residential on 0.06 Acres

Livingston, Calgary, Alberta

Welcome to this move-in-ready home in the vibrant & sought-after community of Livingston! Perfectly positioned across from a sprawling green space and just a few steps from the lively community hub, this move-in-ready gem offers the ultimate combination of comfort and location. The open-concept main floor is perfect for both relaxing & entertaining. 9 foot ceilings enhance the sense of airy open space. The gourmet kitchen features sleek cabinetry, quartz countertops, stainless steel appliances, and island. Upstairs, your private retreat awaits in the spacious primary bedroom, complete with a walk-in closet and a luxurious ensuite. Two additional bedrooms, another full bathroom, and a convenient laundry room offer ample space for family living. Step outside to your own private backyardâ€”perfect for summer barbecues, morning coffee, or simply soaking in the sunshine. The detached garage provides secure parking and valuable extra storage.

Livingston is the perfect place to raise a family. The Hub boasts over 35,000 sq ft of amenity space including a community center, gymnasium, skating rink, splash pad & outdoor park. Explore miles of scenic pathways & green spaces, perfect for walking, biking, & enjoying the great outdoors. Don't miss this incredible opportunity to own a stunning home in one of Calgary's most desirable communities!



Built in 2017

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2225316               |
| Price          | \$579,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,495                  |
| Acres          | 0.06                   |
| Year Built     | 2017                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1031 Livingston Way Ne |
| Subdivision | Livingston             |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3P 1N8                |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Separate Entrance, Vinyl Windows       |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air   |
| Cooling           | None   |
| Has Basement      | Yes  |

Basement                      Full, Unfinished

**Exterior**

Exterior Features      None  
Lot Description        Back Lane, Back Yard, Landscaped, Rectangular Lot  
Roof                      Asphalt Shingle  
Construction          Brick, Concrete, Vinyl Siding, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              May 28th, 2025  
Days on Market        26  
Zoning                    R-Gm  
HOA Fees                467  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            C-Luxury Realty Ltd.

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