

# \$749,000 - 179 Livingston Avenue Ne, Calgary

MLS® #A2241603

**\$749,000**

4 Bedroom, 4.00 Bathroom, 1,764 sqft

Residential on 0.08 Acres

Livingston, Calgary, Alberta

Welcome to one of the most impressive laned homes in the community—crafted by award-winning Morrison Homes and situated on an oversized lot. This exceptional property offers a rare combination of style, space, and income potential.

The main and upper levels feature three spacious bedrooms, 2.5 bathrooms, and a bonus room—perfect for a home office, playroom, or second living area. The thoughtful floor plan is filled with high-end finishes, designer details, and an abundance of natural light throughout.

Downstairs, you™ll find a fully legal one-bedroom, one-bathroom basement suite with a private entrance—ideal for extended family, guests, or rental income.

Out back, the oversized double detached garage provides ample space for vehicles, storage, or even a workshop setup. With its curb appeal, spacious layout, and premium lot, this home stands out as the nicest laned home in the neighborhood.

Just steps to the Livingston Hub, a vibrant facility serving as the community hub with gymnasium, banquet hall, meeting rooms, community kitchen and more such as skating rinks, tennis courts, playground, splash park, amphitheatre, ping pong tables & gathering areas.

This is your opportunity to own a truly turn-key home in a vibrant and growing community—don™t miss it!



Built in 2020

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2241603    |
| Price          | \$749,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,764       |
| Acres          | 0.08        |
| Year Built     | 2020        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 179 Livingston Avenue Ne |
| Subdivision | Livingston               |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3P 0V8                  |

## Amenities

|                |                                                                                      |
|----------------|--------------------------------------------------------------------------------------|
| Amenities      | Clubhouse, Park, Playground, Recreation Facilities, Game Court Interior, Picnic Area |
| Parking Spaces | 4                                                                                    |
| Parking        | Double Garage Detached, Oversized, Parking Pad                                       |
| # of Garages   | 2                                                                                    |

## Interior

|                   |                                                                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)                                                |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Washer, Washer/Dryer, Window Coverings, Electric Water Heater |
| Heating           | Central                                                                                                                                                                      |
| Cooling           | None                                                                                                                                                                         |

|                 |                       |
|-----------------|-----------------------|
| Fireplace       | Yes                   |
| # of Fireplaces | 1                     |
| Fireplaces      | Electric              |
| Has Basement    | Yes                   |
| Basement        | Finished, Full, Suite |

## Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | Other, Private Entrance, Private Yard                        |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Level, Private |
| Roof              | Asphalt Shingle                                              |
| Construction      | Vinyl Siding, Aluminum Siding                                |
| Foundation        | Poured Concrete                                              |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 21st, 2025 |
| Days on Market | 16              |
| Zoning         | R-G             |
| HOA Fees       | 450             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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