

## 144 Livingston Common NE Calgary, Alberta

**MLS # A2245578**



# \$429,990

|                  |                                           |               |                  |
|------------------|-------------------------------------------|---------------|------------------|
| <b>Division:</b> | Livingston                                |               |                  |
| <b>Type:</b>     | Residential/Five Plus                     |               |                  |
| <b>Style:</b>    | 2 Storey                                  |               |                  |
| <b>Size:</b>     | 1,246 sq.ft.                              | <b>Age:</b>   | 2019 (6 yrs old) |
| <b>Beds:</b>     | 3                                         | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached                    |               |                  |
| <b>Lot Size:</b> | 0.06 Acre                                 |               |                  |
| <b>Lot Feat:</b> | Back Yard, Interior Lot, Landscaped, Lawn |               |                  |

|                    |                                                                                    |                   |        |
|--------------------|------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Central                                                                            | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, See Remarks, Vinyl                                                         | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                                                    | <b>Condo Fee:</b> | \$ 335 |
| <b>Basement:</b>   | None                                                                               | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Wood Frame                                                                         | <b>Zoning:</b>    | M-1    |
| <b>Foundation:</b> | Poured Concrete                                                                    | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Built-in Features, Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan |                   |        |

**Inclusions:** N/A

| Modern Townhome in the Heart of Livingston | 3 Beds | 2.5 Baths | Double Attached Garage | Landscaped Front Yard Welcome to 144 Livingston Common NE – a stunning 1,245 sq ft townhome that blends contemporary design, functional living, and community convenience in one of Calgary’s most dynamic and family-friendly neighbourhoods. Located in the award-winning Livingston community, this home offers access to a lifestyle, not just a location – with exclusive amenities provided by the Livingston Homeowners Association (HOA), including a 35,000 sq ft community hub with a skating rink, splash park, gymnasium, and year-round programming for all ages. From the moment you arrive, you’re greeted by a professionally landscaped and fully fenced front yard, offering privacy and a peaceful outdoor retreat. The charming exterior with warm-toned siding and modern architectural lines sets the tone for the quality inside. Step inside to a bright, open-concept main floor featuring wide-plank luxury vinyl flooring, neutral tones, and oversized windows that flood the space with natural light. The living and dining areas are perfect for relaxing or entertaining, while the beautifully appointed kitchen features: An oversized quartz island with bar seating, Full-height cabinetry and soft-close drawers, Stainless steel appliances and a sleek tile backsplash, Pantry storage and easy access to a private balcony for BBQs or morning coffee. Upstairs, you’ll find three generous bedrooms, including a spacious primary retreat with large windows, a walk-in closet, and a private ensuite bathroom. Two additional bedrooms are ideal for kids, guests, or a home office. A second full bathroom and upstairs laundry with side-by-side washer and dryer add convenience to everyday living. The double attached garage provides plenty of room for

parking and storage, while the unfinished lower level offers potential for a gym, flex space, or future development to suit your needs. Livingston is more than a neighbourhood—it's a vision for Calgary's north. With thoughtfully designed parks, walking trails, future school sites, and rapid access to Stoney Trail, you'll love the connectivity and community spirit. Whether you're a first-time buyer, downsizer, or investor, this turnkey townhome is the perfect place to call home.