

# \$550,000 - 171 Livingston Avenue Ne, Calgary

MLS® #A2231048

**\$550,000**

3 Bedroom, 3.00 Bathroom, 1,270 sqft

Residential on 0.06 Acres

Livingston, Calgary, Alberta

PERFECTLY LANDSCAPED | NEW ER  
GARAGE | NEWER FENCE |  
METICULOUSLY MAINTAINED

Welcome to this stunning three-bedroom, three-bathroom home that has been impeccably cared for and thoughtfully updated. The bright and modern kitchen boasts stainless steel appliances, quartz countertops, and a stylish breakfast bar—perfect for everyday living or entertaining. The spacious dining area flows seamlessly into the expansive living room, filled with natural light that brightens every corner.

Upstairs, you'll find a conveniently located laundry room and three generously sized bedrooms, including a luxurious primary suite complete with a full ensuite bathroom. Two additional bedrooms and a well-appointed bathroom complete the upper level, making it ideal for families.

Outside, enjoy the beautifully landscaped yard, new garage, and newly installed fence—everything has been done for you. This home truly shines inside and out!

Contact your favorite REALTOR® today—this gem won't last long!

Built in 2019

## Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | A2231048               |
| Price          | \$550,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,270                  |
| Acres          | 0.06                   |
| Year Built     | 2019                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 171 Livingston Avenue Ne |
| Subdivision | Livingston               |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3P 0V8                  |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | Breakfast Bar                                                             |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                |
| Cooling           | None                                                                      |
| Has Basement      | Yes                                                                       |
| Basement          | Full, Unfinished                                                          |

### Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior Features | Private Yard                                       |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Lawn |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Wood Frame      |
| Foundation   | Poured Concrete |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 2               |
| Zoning         | R-G             |

### **Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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