

# \$485,000 - 160 Livingston Common Ne, Calgary

MLS® #A2242012

**\$485,000**

3 Bedroom, 3.00 Bathroom, 1,265 sqft

Residential on 0.00 Acres

Livingston, Calgary, Alberta

Experience contemporary living in the heart of Livingston with this bright and spacious 3-bedroom, 2.5-bathroom townhouse. Ideally located within walking distance to the future community hub, this home offers both comfort and convenience in one of Calgary's most exciting up-and-coming neighborhoods.

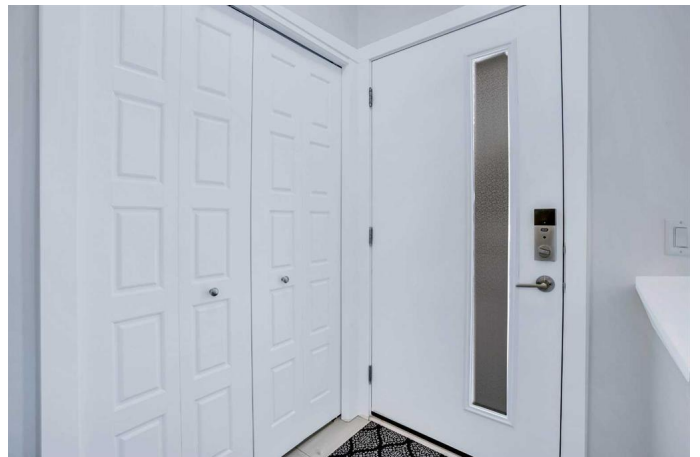
Step inside to discover an open-concept layout featuring 9-foot ceilings and expansive windows that flood the space with natural light. The modern kitchen is a chef's dream, complete with a large island, quartz countertops, and sleek finishes. Just off the kitchen, a built-in work nook provides a flexible space for a home office or study area.

Upstairs, you'll find three generously sized bedrooms, including a serene primary suite with a walk-in closet and private ensuite bathroom. Additional features include ample storage and a double attached garage for added convenience.

Enjoy the outdoors on your private, fenced front patio – perfect for relaxing or entertaining.

Livingston is a thoughtfully master-planned community offering scenic walking paths, parks, and easy access to major roadways and future amenities at the community hub.

Built in 2020



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2242012      |
| Price          | \$485,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,265         |
| Acres          | 0.00          |
| Year Built     | 2020          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 160 Livingston Common Ne |
| Subdivision | Livingston               |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3P 1K1                  |

## Amenities

|                |                                                    |
|----------------|----------------------------------------------------|
| Amenities      | Playground, Recreation Facilities, Visitor Parking |
| Parking Spaces | 2                                                  |
| Parking        | Double Garage Attached                             |
| # of Garages   | 2                                                  |

## Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)                                              |
| Appliances        | Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                                      |
| Cooling           | None                                                                                                            |
| Has Basement      | Yes                                                                                                             |
| Basement          | Partial, Partially Finished                                                                                     |

## Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | Uncovered Courtyard                          |
| Lot Description   | Landscaped, Low Maintenance Landscape        |
| Roof              | Asphalt                                      |
| Construction      | Cement Fiber Board, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                              |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 28th, 2025 |
| Days on Market | 22                   |
| Zoning         | M-1                  |
| HOA Fees       | 473                  |
| HOA Fees Freq. | ANN                  |

**Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | Creekside Realty |
|----------------|------------------|

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