

# \$397,000 - 174 Livingston Common Ne, Calgary

MLS® #A2203396

**\$397,000**

2 Bedroom, 2.00 Bathroom, 920 sqft

Residential on 0.00 Acres

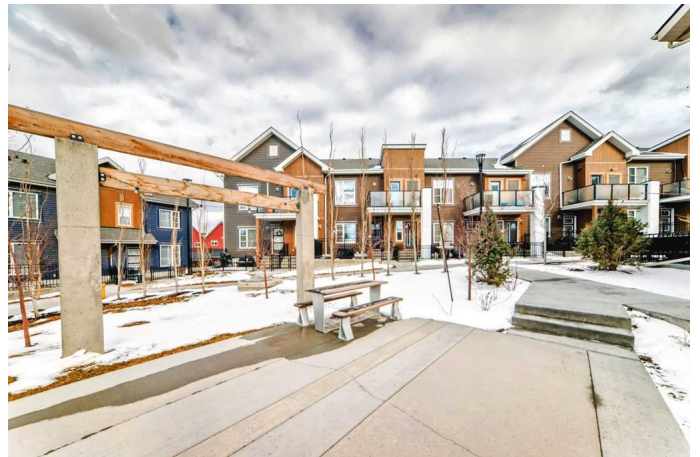
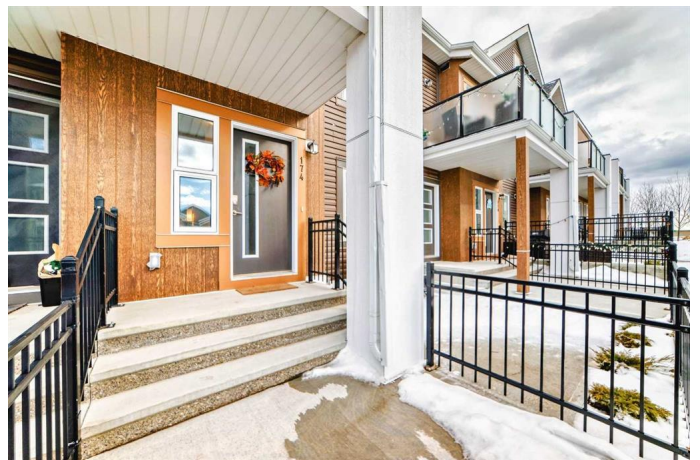
Livingston, Calgary, Alberta

DONâ€™T MISS OUT on your chance to own this stunning townhome in The Octave complex of Livingston! Highlights of this bright and open unit include upgraded LUXURY VINYL PLANK flooring, extra large side windows and a west facing balcony with an unobstructed view, HIGH ceilings, modern kitchen with SS appliances | island | PANTRY, Two Bedrooms', primary bedroom with ensuite bath and large walk-in closet and a second bedroom of considerable size, and MANY more FEATURES! The open CONCEPT FLOOR PLAN is flooded with natural light from sun exposure, has large living and dining areas and a 4 PC BATHROOM . The lower level has a single car garage. This unit is conveniently located across from visitor parking and is only steps away from the Livingston HOA that includes a tennis court, skating rink, splash park, playground and more! There are also amenities and shopping nearby. Come check it out before itâ€™s gone!

Built in 2022

## Essential Information

MLS® #	A2203396
Price	\$397,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	920
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	174 Livingston Common Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1K1

### Amenities

Amenities	Fitness Center, Playground, Recreation Facilities, Visitor Parking
Parking Spaces	1
Parking	Additional Parking, Garage Door Opener, Insulated, Single Garage Attached
# of Garages	1

### Interior

Interior Features	High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Electric Stove, Refrigerator
Heating	Central
Cooling	None
Basement	None

### Exterior

Exterior Features	Balcony
Lot Description	Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	March 18th, 2025
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Days on Market	31
Zoning	M-1
HOA Fees	473
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Century 21 Bravo Realty
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