

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

MLS® #A2203396

\$397,000

2 Bedroom, 2.00 Bathroom, 920 sqft

Residential on 0.00 Acres

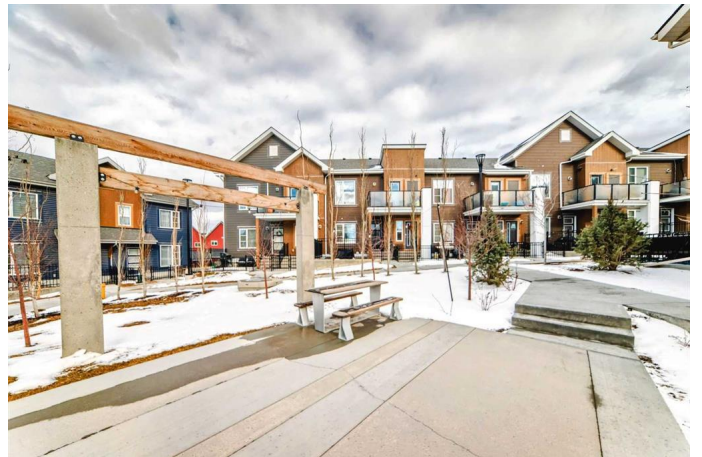
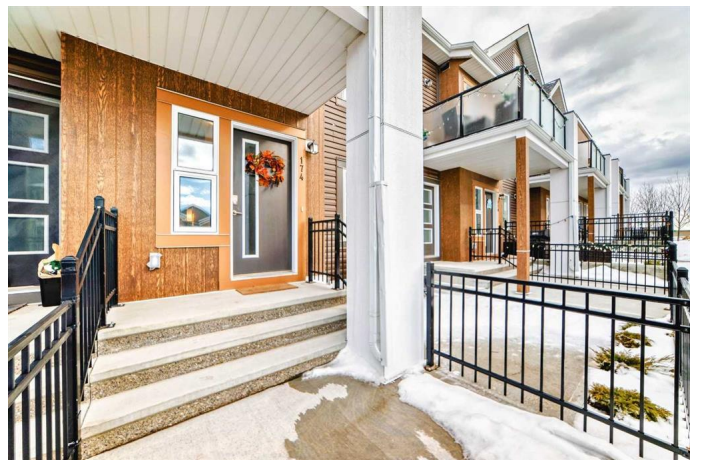
Livingston, Calgary, Alberta

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 |
|-------------|------------------|

| | |
|----------------|-----|
| Days on Market | 18 |
| Zoning | M-1 |
| HOA Fees | 473 |
| HOA Fees Freq. | ANN |

Listing Details

Listing Office Century 21 Bravo Realty

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.