



**171 Livingston Avenue NE  
Calgary, Alberta**

**MLS # A2231048**



**\$548,990**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,270 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 Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar		

**Inclusions:** NA

Open House this Saturday from 12 to 2pm. PERFECTLY LANDSCAPED | NEWER 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&reg; today—this gem won&rsquo;t last long!