



GRASSROOTS
REALTY GROUP

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171 Livingston Avenue NE
Calgary, Alberta

MLS # A2231048



\$550,000

Division:	Livingston		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,270 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	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® today—this gem won't last long!