



GRASSROOTS
REALTY GROUP

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943 Livingston Way NE
Calgary, Alberta

MLS # A2236063



\$590,000

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,706 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers		

Inclusions: None

Welcome to this inviting and well-maintained home, offering fantastic curb appeal with a charming front yard that sets the tone for what's inside. Step through the front door into a spacious foyer with a large closet, perfect for storing coats and shoes. The main floor features an airy living room with soaring ceilings open to above, hardwood floors, and tile for easy upkeep. The kitchen is a chef's delight with stainless steel appliances, a built-in microwave, a breakfast bar, and a walk-in pantry. The sunny, south-facing dining area fills with natural light, and a convenient powder room completes the main level. Upstairs, you'll find three comfortable bedrooms, including a primary retreat with a 3-piece ensuite, and a well-appointed 4-piece bathroom to serve the additional bedrooms. The basement is unfinished and ready for your personal vision—ideal for adding value and extra space. Enjoy outdoor living in the backyard, which features a good-sized deck, privacy partitions, low-maintenance landscaping, and convenient back alley access. Located within walking distance to the vibrant Livingston Hub and HOA amenities, and just minutes from Stoney Trail and Deerfoot Trail for a quick commute across the city, this home offers the perfect blend of comfort, convenience, and community living.