



GRASSROOTS
REALTY GROUP

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179 Livingston Avenue NE
Calgary, Alberta

MLS # A2241603



\$769,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,764 sq.ft.	Age:	2020 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Oversized, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Level, Private		

Heating:	Central	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Aluminum Siding , Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		
Inclusions:	Basement Suite Appliances		

Welcome to one of the most impressive laned homes in the community—crafted by award-winning Morrison Homes and situated on an oversized lot. This exceptional property offers a rare combination of style, space, and income potential. The main and upper levels feature three spacious bedrooms, 2.5 bathrooms, and a bonus room—perfect for a home office, playroom, or second living area. The thoughtful floor plan is filled with high-end finishes, designer details, and an abundance of natural light throughout. Downstairs, you’ll find a fully legal one-bedroom, one-bathroom basement suite with a private entrance—ideal for extended family, guests, or rental income. Out back, the oversized double detached garage provides ample space for vehicles, storage, or even a workshop setup. With its curb appeal, spacious layout, and premium lot, this home stands out as the nicest laned home in the neighborhood. Just steps to the Livingston Hub, a vibrant facility serving as the community hub with gymnasium, banquet hall, meeting rooms, community kitchen and more such as skating rinks, tennis courts, playground, splash park, amphitheatre, ping pong tables & gathering areas. This is your opportunity to own a truly turn-key home in a vibrant and growing community—don’t miss it!