



**GRASSROOTS**  
REALTY GROUP

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**184 Livingston View NE**  
**Calgary, Alberta**

**MLS # A2241908**



**\$498,888**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,351 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Faces Rear		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Quartz Counters, Vinyl Windows		

**Inclusions:** N/A

Welcome to this beautifully upgraded freehold townhouse offering over 1,338 sq ft of stylish living space above grade, plus a fully finished basement with 1 bed, 4 piece bathroom and rec room—perfect for first-time home buyers or savvy investors! Step inside to an open and inviting main floor featuring a spacious living room, a bright dining area, and a modern kitchen tucked privately at the back. Enjoy quartz countertops, stainless steel appliances, shaker-style cabinets, and durable vinyl flooring throughout. Additional upgrades include Hunter Douglas blinds, a Culligan whole-home water filtration system, and a separate filtered tap at the kitchen sink. Upstairs, the primary bedroom features a private 3-piece ensuite with a walk-in shower. Two more generously sized bedrooms, a full 4-piece bathroom, and an upstairs laundry room complete the upper level. Enjoy your summer with a sunny backyard, with the added bonus of a double detached garage. The fully finished basement offers extra living space, a rec room, and plenty of room to grow. All this with NO CONDO FEES. Located in the heart of Livingston, you’ll enjoy access to one of Calgary’s most impressive community centres—over 35,000 sq ft of amenities, including a skating rink, tennis courts, splash park, basketball courts, indoor gymnasium, and more! With quick access to both Stoney Trail and Deerfoot Trail, commuting anywhere in the city is a breeze. Don’t miss this rare opportunity—call today to book your private showing!