



GRASSROOTS
REALTY GROUP

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160 Livingston Common NE
Calgary, Alberta

MLS # A2242012



\$459,999

Division:	Livingston		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,265 sq.ft.	Age:	2020 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 335
Basement:	Partial	LLD:	-
Exterior:	Cement Fiber Board, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions:	None
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Experience contemporary living in the heart of Livingston with this bright and spacious 3-bedroom, 2.5-bathroom townhouse. Ideally located within walking distance to the future community hub, this home offers both comfort and convenience in one of Calgary's most exciting up-and-coming neighborhoods. Step inside to discover an open-concept layout featuring 9-foot ceilings and expansive windows that flood the space with natural light. The modern kitchen is a chef's dream, complete with a large island, quartz countertops, and sleek finishes. Just off the kitchen, a built-in work nook provides a flexible space for a home office or study area. Upstairs, you'll find three generously sized bedrooms, including a serene primary suite with a walk-in closet and private ensuite bathroom. Additional features include ample storage and a double attached garage for added convenience. Enjoy the outdoors on your private, fenced front patio — perfect for relaxing or entertaining. Livingston is a thoughtfully master-planned community offering scenic walking paths, parks, and easy access to major roadways and future amenities at the community hub.