



**GRASSROOTS**  
REALTY GROUP

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**172 Livingston Common NE**  
**Calgary, Alberta**

**MLS # A2245692**



**\$374,900**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	850 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 221
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1 d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

<b>Inclusions:</b>	N/A
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OPEN HOUSE Saturday August 9th 2-4PM. Don't miss out on the chance to own this stunning Octave Townhome in Livingston! This desirable townhome offers bright, open-concept living flooded with natural light. Extra-large windows, and luxury vinyl plank flooring create an airy, inviting atmosphere. The sleek kitchen features stainless steel appliances, a spacious island, and a pantry. You'll find two generous bedrooms, including a primary suite with an ensuite bath and a large walk-in closet. A well-appointed 4-piece bathroom adds to the convenience. The double car garage on the lower level provides ample parking and storage space. Enjoy living just steps away from a vibrant community centre offering tennis, basketball, soccer, and hockey. Exciting growth is unfolding in the area, with a brand-new plaza coming soon across the street, bringing groceries, restaurants, and more right to your doorstep. Seize this opportunity to own a home that offers tranquility, exceptional convenience, and promising future value in Livingston's thriving Octave complex!