



**720 Livingston Hill NE  
Calgary, Alberta**

**MLS # A2256422**



**\$599,900**

<b>Division:</b>	Livingston	
<b>Type:</b>	Residential/Duplex	
<b>Style:</b>	2 Storey, Attached-Side by Side	
<b>Size:</b>	1,646 sq.ft.	<b>Age:</b> 2018 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b> 3 full / 1 half
<b>Garage:</b>	Double Garage Detached	
<b>Lot Size:</b>	0.06 Acre	
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape	

<b>Heating:</b>	Forced Air, Natural Gas	<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, Wood Frame	<b>Zoning:</b>	R-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Pantry, Quartz Counters, Separate Entrance		
<b>Inclusions:</b>	none		

Elegant Semi-Detached Home in the sought-after vibrant community of Livingston! — one of Calgary's Thriving North Central Community! Welcome to this beautifully designed 3+1 BED, 3.5 BATH home, Fully finished basement with a SEPARATE entrance, landscaped yard and a double detached garage. MOVE-IN Ready like new condition! This home is perfect for growing families! Offering modern finishes, functional living spaces, and investment potential. Key Features: Spacious & Open-Concept Living —; Bright and airy layout with stylish finishes throughout. Kitchen —; Featuring sleek quartz countertops, stainless steel appliances, and a spacious island for entertaining. Primary Suite Retreat —; Generous in size with a walk-in closet and private ensuite. Upstairs offers three Bedrooms + bonus room —; Perfect for growing families or home office needs. Fully Finished Basement with Separate Entrance —; Includes an additional bedroom, a den that can be added in the huge family room or a space that can be used as an office, play room or a guest room; a full bath, ideal for extended family or rental opportunities. Great community! Livingston is a thriving, master-planned community with green spaces, parks, and pathways. Close to schools, shopping, dining, and the future Green Line LRT. Easy access to major roadways, ensuring a quick commute to downtown and beyond. Don't miss this fantastic opportunity! Schedule a viewing today!