



GRASSROOTS
REALTY GROUP

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178 Livingston Avenue NE
Calgary, Alberta

MLS # A2276155



\$565,000

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,523 sq.ft.	Age:	2016 (9 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Close to Clubhouse, Landscaped, Private, Re		

Heating:	High Efficiency, ENERGY STAR Qualified Equipment, Exhaust Fan, Fireplace, Forced Air, Heat Pump, Natural Gas	Water:	Public
Floors:	Carpet, Tile, Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Vinyl Siding, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	Cable Internet Access, Electricity Connected, Natural Gas
Features:	Bidet, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Recreation Facilities, Smart Home, Vinyl Windows, Walk-In Closet(s), Wired for Data		
Inclusions:	One bench in Backyard, Planters (2) in Backyard		

*Open House Sunday, January 4th, 2026 12 – 3 PM & Sunday, January 10th & 11th, 2026 12 – 3 PM** Wow! Unbeatable value in the new Calgary North desirable community of Livingston! Built in 2016 this bright naturally lit south facing former Morrison Homes Show Home ticks all the boxes! 3 Large bedrooms & 2 full washrooms upstairs, a 4th Bedroom & open concept living area with a powder room on the main floor gives you enough room to not only to enjoy but to grow in as well! From modern stainless steel Energy Efficient® appliances & fixtures all through out the house has been thoughtfully laid out & planned for. As you walk through the front doors you will find ample space to take a moment to take your coats & shoes off & place them in the closet to the left. On your right you will find an additional bedroom, currently being used as a library. Walk past the stairs down the hallway to your large open concept kitchen finished with modern stainless-steel appliances, Breakfast Island & own dedicated pantry! The stove already has a gas line pre-installed as well! Here you will also find your dining area with a beautiful modern chandelier & a cozy family room with its own gas fireplace finished with stone. You can cook dinner while the kids watch some TV or finish their home work! Further ahead you will have access to your backyard with a large deck, concrete pad for your BBQ & concrete pathway to your oversized (22’ x 24’) double detached garage. Upstairs you have your large master bed which comes with its own walk-in closet & primary 3-piece ensuite! With views of the lake in the back this room is a perfect retreat from your hectic day! There are two additional large size rooms, both with their own closets & a second 4-piece bathroom upstairs as well. All fittings are Energy Star® & have a sleek modern finish to make

them standout! The basement is currently undeveloped & used for recreation. The furnace is high efficiency & there is even a Heat Recovery Ventilator to recover heat on the cold nights & to keep the house cool during the summer there is even central air conditioning! This space is waiting your touch to be developed further even potentially a suite if required, because this is not a zero-lot property & have access from both sides of the unit. The location of this property is priceless, with it being within walking distance of the Livingston Community Center where you will find skate parks, splash pools, tennis courts walking paths, kid's playgrounds, community hall, theater, private schools & so much more! Upgrades are endless – 9 Ft Ceilings on the main floor and basement, Granite counter tops, oversize kitchen sink, Sprinkler system through out the whole house, oversize fridge, built in closet shelving & much more! Roof replaced with Class 4 Asphalt Shingles October 2025 & Siding replaced November 2024. This home needs nothing & is perfect for first time buyers or investors alike! Don't miss the opportunity to view this gem & book your showing today!