



**GRASSROOTS**  
REALTY GROUP

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**160 Livingston Common NE**  
**Calgary, Alberta**

**MLS # A2276980**



**\$459,999**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,265 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Low Maintenance Landscape		

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

<b>Inclusions:</b>	N/A
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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.