



GRASSROOTS
REALTY GROUP

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124 Livingston Common NE Calgary, Alberta

MLS # A2283824



\$349,900

Division:	Livingston		
Type:	Residential/Other		
Style:	Townhouse		
Size:	946 sq.ft.	Age:	2019 (7 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 250
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	TV wall mount		

OPEN HOUSE THIS SAT FEBRUARY 7 from 11:00 AM to 1:00 PM and 2:00 PM to 4:00 PM and SUN FEBRUARY 8 from 12:00 PM to 3:00 PM. Welcome to 124 Livingston Common NE, a modern and beautifully maintained top-floor townhouse in the heart of Livingston, one of North Calgary's most thoughtfully planned and fast-growing communities. Built in 2019 and still protected under the Alberta New Home Warranty, this home offers peace of mind, style, and value. It is currently one of the best-priced townhouses in all of North and NW Calgary with an attached garage, making it an exceptional opportunity for first-time buyers or smart investors. Inside, you'll find 946 square feet of bright, open-concept living enhanced by vaulted ceilings, oversized windows, and a warm, neutral colour palette. The kitchen is both stylish and functional, featuring white soft-close cabinetry, a full pantry, white quartz countertops, durable luxury vinyl plank flooring, stainless steel appliances, and a generous island ideal for everyday living or casual entertaining. The layout includes two well-proportioned bedrooms and a full bathroom, with the primary bedroom offering a walk-in closet and excellent natural light. Plush carpet with 8 lb underlay, ceramic tile in key areas, and thoughtful finishes throughout make this home both comfortable and low maintenance. Downstairs, you'll appreciate extra storage under the stairs leading directly into the single attached garage, which also provides access from a paved rear alley. This pet-friendly condo allows up to two dogs or cats, features low condo fees, and is supported by an active, well-managed condo board. Visitor parking and abundant street parking make hosting guests easy. Perfect location, just steps from the Livingston Hub, a 35,000 sq ft HOA facility, residents enjoy access to a gym, splash park, skating rink,

community events, and gathering spaces. Livingston is planned for seven future schools, the future Green Line C-Train, and offers over 250 acres of parks, pathways, and green space. With quick access to Stoney Trail, Deerfoot Trail, and Calgary International Airport, commuting and travel are effortless. This is walkable, connected, and modern living, all at a price that won't break the bank, Don't miss out!