



**543 Livingston Way NE
Calgary, Alberta**

MLS # A2289331



\$549,900

Division:	Livingston		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,295 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers		

Inclusions: N/A

LOOKING FOR A FREEHOLD TOWNHOME TO CALL YOUR OWN? FULLY FINISHED. END UNIT. CORNER LOT. SOUTH BACKYARD. FACING A GREEN SPACE ON THE PERFECT QUIET STREET. And yes — it really does have it all. Welcome to this beautifully maintained townhome in Livingston, perfectly positioned on a large oversized corner lot facing green space and a park on a quiet, family-friendly street. If you've been searching for a home that doesn't come with a long to do list or "someday we'll finish the basement" conversations — this is it. Let's talk value. This home is fully finished from top to bottom, including PROFESSIONALLY DEVELOPED BASEMENT, a completed DECK, FENCING, A DOUBLE GARAGE and even AIR CONDITIONING — all the pieces buyers usually have to budget for after possession. Here, it's already done. Clean, contemporary, and move in ready with immediate possession available. As an end unit, the extra windows make a noticeable difference. Natural light pours in throughout the day, especially with the sunny south backyard exposure. The main floor feels bright and open, offering comfortable living and dining spaces that work beautifully for everyday family life and weekend hosting alike. Upstairs, you'll find those two secondary bedrooms and a thoughtful layout designed for real life — whether that means kids, guests, or a home office. Downstairs, the fully developed basement expands your living space with flexibility for a rec room, gym, media area, or play space — without sacrificing storage. Outside, the oversized corner lot provides breathing room you rarely find in townhome living. The fenced yard and deck are ready for summer barbecues, morning coffee, and evenings when the sky finally turns

pink. And with green space and a park directly across the street, you finally have room to roam just steps from your front door. Location matters — and this one delivers. Quick access to Stoney Trail makes commuting simple in any direction, while being walking distance to the impressive Livingston Hub Recreation Centre gives you year-round access to fitness facilities, skating, splash park, and community programming. It’s one of the standout amenities in north Calgary — and it’s right here. A fully finished home. A double garage. A deck. Fencing. Corner lot. End unit. South backyard. Green space views. Immediate possession. If you’ve been waiting for a home that truly checks every box — this is the one worth seeing in person. Book that showing today.