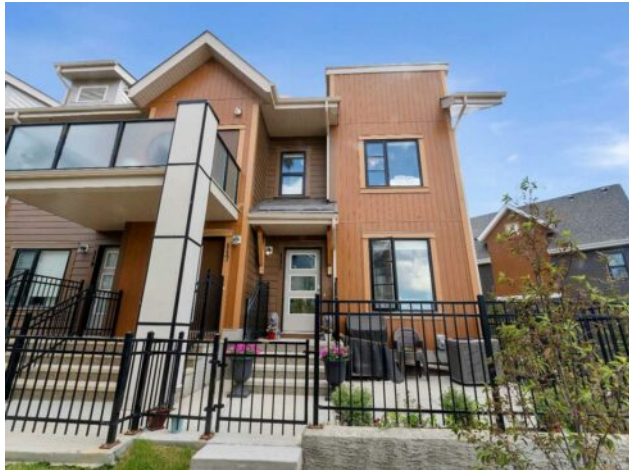




**115 Livingston Common NE
Calgary, Alberta**

MLS # A2144244



\$534,900

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|------------------|--|---------------|------------------|
| Division: | Livingston | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,538 sq.ft. | Age: | 2017 (7 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | Corner Lot, Few Trees, Low Maintenance Landscape, Gentle Sloping | | |

| | | | |
|--------------------|--|-------------------|----------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 312 |
| Basement: | None | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | M-1 d100 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, Quartz Counters, Walk-In Closet(s) | | |

Inclusions: N/A

END UNIT, 2 CAR ATTACHED GARAGE, 3 BEDS, 2.5 BATHS, PATIO, A/C - MODERN FINISHING, ELEGANT DESIGN AND LOW MAINTAINACE - This home is perfect for FIRST TIME HOME BUYERS or as an INVESTMENT. With quality upgrades this home is boasts an ATTACHED 2 CAR GARAGE with STORAGE, LAUNDRY and CENTRAL AIR CONDITIONING. Entering you walk past a FENCED PATIO that overlooks a FEW TREES and is perfect for your morning coffee. Your foyer opens to a elegant living space with large TRIPLE-PANE windows that bring in a lot of natural light. The dining room extends into your upgraded kitchen. Boasting all STAINLESS STEEL APPLIANCES an ISLAND and adjoining SERVERY this kitchen is completes this level. your upper level has 3 bedrooms and 2 bathrooms. One of which is a 3PC ensuite with a Walk In Closet. This home is in a solid location with shops, schools and parks close by.