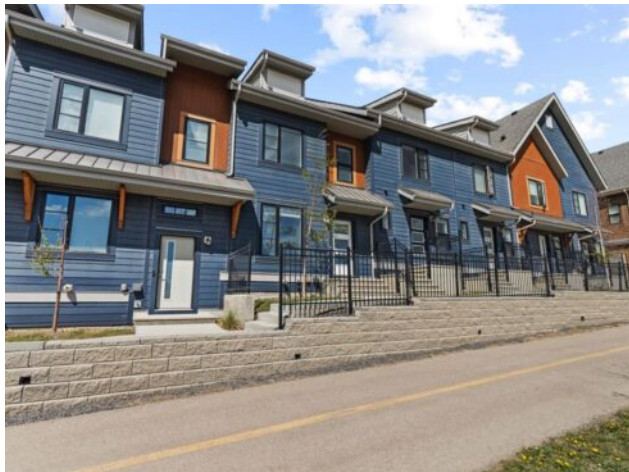




**241 Livingston Common NE
Calgary, Alberta**

MLS # A2316396



\$439,900

Division:	Livingston		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,265 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 358
Basement:	Partial	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Double Attached Garage | 3 Beds | 2.5 Baths. Welcome to this stylish and well-appointed townhome in the vibrant community of Livingston, offering an exceptional blend of modern design and everyday functionality. Thoughtfully designed for comfortable living, this home features three spacious bedrooms, two and a half bathrooms, and a bright, airy interior enhanced by oversized windows and soaring ceilings. The main living area is centered around a contemporary kitchen with upgraded countertops, a large central island, and abundant cabinetry, seamlessly connecting to the dining and living spaces for effortless entertaining, which leads out to the large balcony. A versatile built-in workspace adds flexibility for those working remotely or needing a dedicated study area. Upstairs, the primary retreat offers a walk-in closet and a private ensuite, while two additional bedrooms provide plenty of space for family, guests, or hobbies. The double attached garage offers secure parking and additional storage, while the south-exposed private fenced patio creates an inviting outdoor space to enjoy your morning coffee or unwind at the end of the day. Located in one of Calgary's fastest-growing communities, residents enjoy access to scenic pathways, parks, green spaces, and convenient connections to major routes, with exciting future amenities just moments away.