



GRASSROOTS
REALTY GROUP

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228 Livingston View NE
Calgary, Alberta

MLS # A2324648



\$489,999

Division:	Livingston		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,499 sq.ft.	Age:	2020 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Laminate Counters, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: BBQ Grill, Queen-Sized Bed Frames, TV Mounts, Dining Table Set

Welcome to 228 Livingston View NE. This beautifully maintained two-storey townhome has been lovingly cared for by its original owner and features stylish modern finishes throughout, including elegant accent walls and custom wood paneling on the main floor. Offering just under 1,500 sq. ft. of above-grade living space, this home features 3 bedrooms, 2.5 bathrooms, and a bright, open concept layout that's perfect for everyday living and entertaining. Step outside to your fully fenced backyard that is ideal for kids, pets, or simply relaxing outdoors. Best of all, there are NO condo fees! Livingston residents also enjoy access to the incredible Livingston Hub, a community center packed with amenities including a splash park, tennis and pickleball courts, basketball courts, skate park, full gymnasium, ping pong area, meeting rooms, and much more, perfect for families and active lifestyles. Conveniently located just minutes from Stoney Trail, Calgary International Airport, CrossIron Mills, schools, parks, and everyday amenities. Call your favourite Realtor today for a private viewing!