



**156 Livingston Common NE
Calgary, Alberta**

MLS # A2325409



\$459,900

Division:	Livingston		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,245 sq.ft.	Age:	2020 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 335
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: TV Mount

Welcome to this beautifully maintained 3-bedroom townhome featuring a side-by-side attached double garage, central A/C, and a developed builder-finished basement, ideally located in the heart of Livingston. Enjoy a charming front entrance that faces a landscaped green space, offering a more open and welcoming setting. The bright open-concept main floor features a spacious living and dining area, a modern kitchen with quartz countertops, a large island with eating bar, upgraded maple cabinetry to the ceiling, premium appliances, and a versatile flex nook perfect for a home office. Step outside to enjoy the sunny southwest-facing fenced patio. Upstairs offers three spacious bedrooms and a full 4-piece bathroom. The primary bedroom includes a stylish 3-piece ensuite with a tiled shower and built-in bench. The fully finished basement provides a functional laundry and mudroom area, plus additional living space that can easily be used as a home office, gym, or recreation room. Location is unbeatable—just a 5-minute walk to the Livingston Community Hub and directly across the street from Livingston Centre, where you'll find FreshCo, restaurants, cafes, and other everyday conveniences soon. Move-in ready and offering the perfect blend of comfort, upgrades, and convenience—this is one you won't want to miss!