



**193 Livingston Common NE  
Calgary, Alberta**

**MLS # A2326647**



**\$409,900**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,100 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 317
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-1 d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Beautifully maintained Brookfield Residential townhome in the award-winning community of Livingston, offering a stylish open-concept design filled with natural light. Expansive **\*\*triple-pane windows\*\*** not only brighten every room but also provide outstanding energy efficiency, year-round comfort, and enhanced sound insulation. The main floor features 9' ceilings, luxury vinyl plank flooring, quartz countertops throughout, full-height cabinetry, a spacious island with pendant lighting, pot and pan drawers, and a pantry for added storage&mdash;perfect for both everyday living and entertaining. Upstairs, you'll find **\*\*two spacious primary suites\*\***, each complete with its own private 4-piece ensuite and customized closet organizers. One of the bedrooms enjoys **\*\*beautiful open views\*\***, creating a bright and peaceful retreat. Step outside to the sunny west-facing balcony with a BBQ gas hookup, ideal for relaxing and enjoying evening sunshine. Additional highlights include upgraded carpet with premium underlay, central vacuum, Graber window coverings, a tandem attached garage with keyless entry, and extra driveway parking. Located just steps from parks, pathways, the Livingston HOA, off-leash dog park, shopping, restaurants, and with quick access to Stoney Trail, this move-in ready home offers the perfect combination of comfort, efficiency, and convenience.