



GRASSROOTS
REALTY GROUP

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220 Livingston Common NE
Calgary, Alberta

MLS # A2329912



\$335,000

Division:	Livingston		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	784 sq.ft.	Age:	2020 (6 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Attached, Garage Door Opener, Tandem		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 216
Basement:	None	LLD:	-
Exterior:	Composite Siding	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to this stylish and exceptionally well-maintained ****single-level townhome**** in the vibrant, master-planned community of ****Livingston****. Built in ****2020****, this 2-bedroom, 1-bathroom, ****End Unit**** home offers the perfect blend of modern finishes, low-maintenance living, and the privacy that's difficult to find in neighbouring apartment-style condos. Designed with functionality in mind, the bright open-concept layout features a contemporary kitchen complete with granite countertops, ample cabinetry, and a spacious island that flows seamlessly into the living areas—ideal for both everyday living and entertaining. Granite countertops continue into the bathroom, adding a cohesive, upscale finish throughout the home. One of the standout features of this property is what you won't find in most nearby condo apartments: a ****large, fully fenced private patio****, providing the perfect space for morning coffee, summer BBQs, a personal garden, or a secure area for children and pets to enjoy. You'll also appreciate the convenience of the ****attached tandem garage****, offering room for two vehicles or additional storage for bikes, seasonal items, or outdoor gear. Tucked away in a ****quiet location within the complex****, this home offers a peaceful setting while keeping you close to everything Livingston has to offer. Residents enjoy access to the impressive ****Livingston Hub****, featuring a recreation centre, gymnasium, splash park, skating rink, playgrounds, tennis and pickleball courts, and year-round community programming. Commuting is effortless with quick access to ****Stoney Trail****, connecting you to the airport, major employment centres, shopping, and destinations across Calgary. Whether you're a first-time buyer, downsizer, or investor, this move-in-ready home offers exceptional value in one of Calgary's fastest-growing and most amenity-rich

communities. Book your showing today!