



GRASSROOTS
REALTY GROUP

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214 Livingston Common NE
Calgary, Alberta

MLS # A2335131



\$369,900

Division:	Livingston		
Type:	Residential/Other		
Style:	Townhouse		
Size:	991 sq.ft.	Age:	2020 (6 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 270
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M1-d100
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Quartz Counters, Vaulted Ceiling(s)		

Inclusions: none

Welcome to this stylish 2-bedroom, 1-bathroom townhouse in the vibrant community of Livingston! This bright, open-concept home features vaulted ceilings, a spacious living room with large windows, a modern kitchen with quartz countertops and stainless steel appliances, in-suite laundry, zebra window blinds, CENTRAL A/C, and an attached garage. Enjoy your private balcony and the benefits of low condo fees, making this the perfect low-maintenance lifestyle for first-time buyers, downsizers, or investors. Ideally located just steps from the Livingston Community Hub and minutes from shopping, restaurants, major roadways, and Calgary International Airport.