



GRASSROOTS
REALTY GROUP

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471 Livingston Way NE
Calgary, Alberta

MLS # A2340461



\$499,000

Division:	Livingston		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,115 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street, On Street, Unpaved		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Rectangular Lot, Street Lighting		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions:	N/A
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NO CONDO FEES! DEVELOPED BASEMENT! Welcome to this beautifully maintained townhouse in the award-winning community of Livingston, Calgary's vibrant north-side master-planned community. This home offers excellent access to Stoney Trail, the Calgary International Airport, shopping, schools, parks, and many amenities throughout the city. Featuring a south-facing backyard, front porch, and a spacious deck, this home provides plenty of opportunities to enjoy both indoor and outdoor living. The main floor offers 9 foot ceilings, an upgraded kitchen with stainless steel appliances, quartz countertops, and a bright, functional layout perfect for everyday living and entertaining. Upstairs, you will find a comfortable primary bedroom with an upgraded ensuite shower, convenient upper floor laundry, and two additional bedrooms. The fully developed basement adds even more valuable living space and features a spacious family room, one bedroom, and a 3-piece full bathroom. Ideal for a growing family, guests, teenagers, or a home office/entertainment area. With NO CONDO FEES, a south-facing backyard, developed basement, and a fantastic Livingston location, this home is an excellent opportunity for first-time buyers, families, investors, or downsizers. Move-in ready and waiting for its next owner. Come see everything this home has to offer!