



GRASSROOTS
REALTY GROUP

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146 Livingston Avenue NE
Calgary, Alberta

MLS # A2342841



\$509,900

Division:	Livingston		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,436 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Rectangular Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan, Quartz Counters		

Inclusions: N/A

Welcome to this beautiful former Home by Avi show home in Livingston, where contemporary style, thoughtful design, and everyday functionality come together. This inviting 3-bedroom, 2.5-bathroom townhouse offers a bright and comfortable layout with plenty of room for family life. The main floor feels open and welcoming, enhanced by 9-foot ceilings and a layout that makes great use of the space. The generous living room flows naturally into the dining area, creating an easy setting for quiet evenings, family gatherings, or entertaining friends. The kitchen is conveniently located at the rear with a pantry for extra storage, while the adjoining mudroom provides direct access to the rear patio. A powder room completes the main level. Upstairs, you'll find three comfortable bedrooms, two full bathrooms, and the convenience of upper-floor laundry. The spacious primary bedroom offers a private retreat with a walk-in closet and 3-piece ensuite. Two additional bedrooms and a 4-piece bathroom provide flexibility for children, guests, or a home office. The double detached garage provides secure parking and useful extra storage, while the irrigation system makes lawn and yard care easier throughout the warmer months. Best of all, there are no condo fees, helping keep ongoing ownership costs more manageable while still enjoying the efficient and low-maintenance lifestyle of a townhouse. The location is equally convenient. The Livingston community centre is just 150 metres away, making it easy to enjoy the playground and fitness facilities. Only takes a few minutes to get on Stoney Trail, providing quick connections to the rest of the city. For even more convenience, CrossIron Mills is just an 11-minute drive away, with Calgary International Airport only about 15 minutes from home. Everyday shopping, recreation, essential services, and exciting future amenities

are all close at hand. With its former show home appeal, 9-foot ceilings, family-friendly layout, upper-floor laundry, double detached garage, irrigation system, and no condo fees, this home offers an excellent balance of comfort, convenience, and value. Come see it in person and experience everything this beautiful home has to offer.