



GRASSROOTS
REALTY GROUP

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244 Livingston Common NE
Calgary, Alberta

MLS # A2347504

\$519,900

Division:	Livingston		
Type:	Residential/Five Plus		
Style:	3 Level Split		
Size:	1,243 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Rear, Insulate		
Lot Size:	-		
Lot Feat:	Back Lane, Corner Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 371
Basement:	Partial	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry		

Inclusions: N/A

Nestled within the lush, family-friendly community of Livingston, this townhouse offers a modern interior with inviting design, a double garage, and easy access to nearby amenities. With a split floor-plan, the entry and living room are beautifully lit, boasting 13ft ceilings and impressive double 8ft tall windows that cast light upon the whole floor, a privilege made possible by being the corner lot. Like the living room, the dining room and kitchen feature hardwood floors and are graced by windows all around. The kitchen is sleek and spacious with quartz countertops, a pantry, and ample storage space. Past the simple 2pc bathroom, we have carpeted stairs that lead us to the cozy upper floor. Here, we have a laundry closet and a 4pc bathroom in the hall, surrounded by three bedrooms, two of which featuring double windows. The primary bedroom is spacey with a 3pc ensuite bathroom and a walk-in closet with yet another window of its own! Down the stairs from the entry floor, there is a 152sqft partial basement, ideal for storage and connected to garage access. Out front, there is a patio overlooking vibrant shared landscaping with trees and boulders, as well as a common picnic spot and visitor parking. The unit is within 400 meters (5 min walk) of the Livingston Community Center, which features a playground, soccer fields, tennis courts, an outdoor rink, basketball court, table tennis, waterpark, rentable rooms and more! Don't miss out, come take a look!