



GRASSROOTS
REALTY GROUP

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154 Livingston Avenue NE
Calgary, Alberta

MLS # A2350232

\$515,000

Division:	Livingston		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,337 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, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in		

Inclusions: n/a

Welcome to this former Homes by Avi Street Town show home in the vibrant community of Livingston! This stylish FREEHOLD townhome offers the convenience of low-maintenance living—with NO CONDO FEES. The bright, thoughtfully designed main floor features 9-foot ceilings and an open-concept layout ideal for everyday living and entertaining. The spacious living and dining areas flow seamlessly into the well-appointed kitchen, complete with a pantry and access to the rear mudroom and patio. A convenient powder room completes the main level. Upstairs, you’ll find three bedrooms, two full bathrooms and upper-floor laundry. The generous primary suite includes a walk-in closet and private 3-piece ensuite, while the additional bedrooms offer excellent flexibility for children, guests or a home office. Outside, enjoy a double detached garage and an irrigation system for easy seasonal yard care. Located just steps from Livingston’s impressive community centre and minutes from Stoney Trail, shopping, CrossIron Mills and Calgary International Airport, this home combines comfort, convenience and exceptional value. Former show-home appeal, a family-friendly floor plan and no condo fees—this is an opportunity you won’t want to miss!