70 Livingston Gate NE
Calgary, Alberta

MLS # A2218328

$535,000

Division:	Livingston		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,339 sq.ft.	**Age:**	2018 (7 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:	Forced Air	**Water:**	-
Floors:	Carpet, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 0
Basement:	Full, Unfinished	**LLD:**	-
Exterior:	Metal Siding , Stucco, Vinyl Siding	**Zoning:**	R-Gm
Foundation:	Poured Concrete	**Utilities:**	-

Features: Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)

Inclusions: Curtain panels,

Welcome to 70 Livingston Gate NE — a beautifully maintained 2-storey townhome offering 1,339 sq ft of stylish living in one of Calgary’s vibrant new communities. This Homes by Avi “Benedict” model is move-in ready and loaded with upgrades. The main floor boasts 9’ ceilings, a modern kitchen with rich cabinetry, stainless steel appliances, quartz countertops, central dining room, warm laminate flooring, and a newly added feature wall in the spacious living room with large west facing window. Upstairs, you’ll find three generously sized bedrooms, including a primary suite with a private ensuite and walk in closet, as well as the laundry for added convenience. The unfinished basement is a clean slate and ready for your ideas. Step outside into your fully landscaped backyard oasis, complete with a deck and BBQ area, all enclosed by private cedar fencing. A detached double garage offers ample parking and storage. Located just half a block from the Livingston Hub, enjoy exclusive community amenities including skating rinks, tennis courts, splash park, playgrounds, and more. With nearby parks, future schools, and easy access to major routes, this home delivers both lifestyle and location.