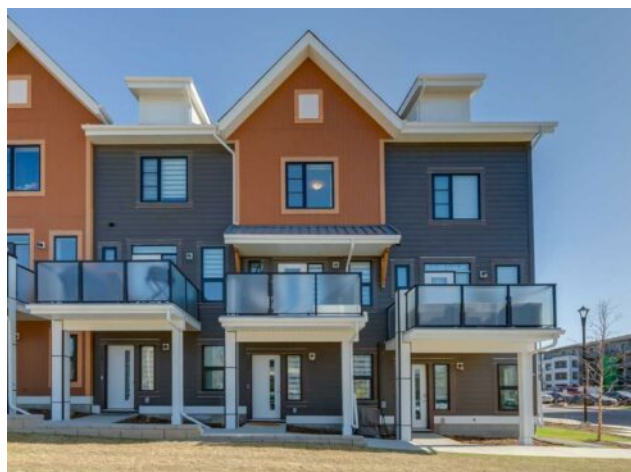


## 104 Livingston Common NE Calgary, Alberta

**MLS # A2218936**


# \$450,000

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,233 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Faces Rear, Tandem		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 291
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters		

**Inclusions:** garage door opener and 1 remote

Welcome to The Octave! This fully air conditioned townhome offers an open floor plan and has plenty of windows bringing the natural light throughout. The main level has a well appointed kitchen with stainless appliances, plenty of cabinets, central island with seating and quartz counters. The dining and living rooms are a good size and have a door leading to your private balcony. The 2 piece bath completes this level. The upper level has 2 primary bedrooms each with their own ensuites and the laundry conveniently located here as well. You have an tandem garage with room to put a workbench or for storage. You are located steps away from the Livingston HOA complex with it's splash park, hocky rink, playing fields and as a resident of Livingston you have access to the variety of programs and events offered there. Don't miss out!