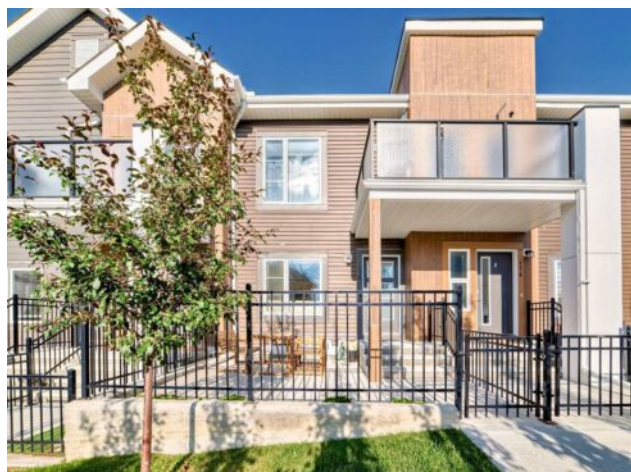


**172 Livingston Common NE
Calgary, Alberta****MLS # A2245692****\$374,900**

Division:	Livingston		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	850 sq.ft.	Age:	2022 (3 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 221
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

Inclusions: N/A

OPEN HOUSE Saturday August 9th 2-4PM. Don't miss out on the chance to own this stunning Octave Townhome in Livingston! This desirable townhome offers bright, open-concept living flooded with natural light. Extra-large windows, and luxury vinyl plank flooring create an airy, inviting atmosphere. The sleek kitchen features stainless steel appliances, a spacious island, and a pantry. You'll find two generous bedrooms, including a primary suite with an ensuite bath and a large walk-in closet. A well-appointed 4-piece bathroom adds to the convenience. The double car garage on the lower level provides ample parking and storage space. Enjoy living just steps away from a vibrant community centre offering tennis, basketball, soccer, and hockey. Exciting growth is unfolding in the area, with a brand-new plaza coming soon across the street, bringing groceries, restaurants, and more right to your doorstep. Seize this opportunity to own a home that offers tranquility, exceptional convenience, and promising future value in Livingston's thriving Octave complex!