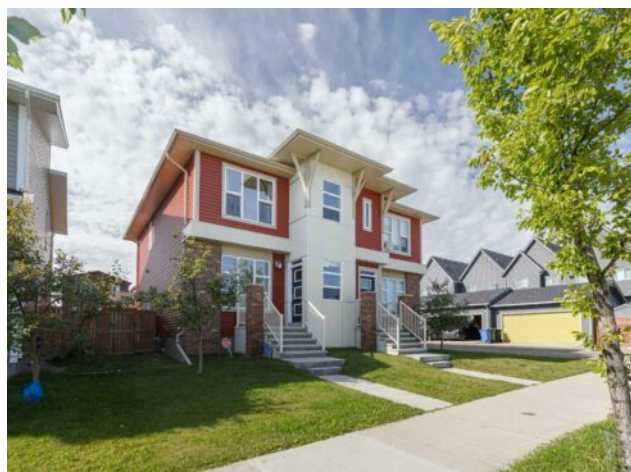


1031 Livingston Way NE
Calgary, Alberta

MLS # A2246656



\$539,900

Division:	Livingston		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,485 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Rectangu		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Laminate
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	High Ceilings, Kitchen Island

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-Gm
Utilities:	-

Inclusions: none

One of the Best-Priced Homes in All of Livingston! Welcome to this stunning semi-detached home in Livingston—one of Calgary's newest and most desirable communities. Perfectly positioned directly across from a scenic open park, this beautifully designed property offers the ideal blend of style, space, and location. Step inside to a bright and open-concept main floor, featuring a spacious living room with park views, perfect for entertaining or relaxing. The chef-inspired kitchen is a standout with quartz countertops, central island, stainless steel appliances, sleek modern cabinetry, and a corner pantry for extra storage. Patio doors lead you to your sun-drenched, south-facing backyard with a large deck, ideal for summer BBQs and outdoor enjoyment. Upstairs, you'll find three generously sized bedrooms, a full bathroom, and convenient upper-floor laundry. The primary suite boasts a walk-in closet and a luxurious 5-piece ensuite with double sinks, soaker tub, and separate shower. The unfinished basement offers endless possibilities to create the space you've always dreamed of—whether it's a home gym, media room, or extra living area. Additional features include a double detached garage, contemporary finishes throughout, and unbeatable value for the area. This home is priced to sell! Don't miss your chance to own in one of Calgary's fastest-growing communities. Contact your favourite Realtor® today to book your private showing.