



# 151 Livingston Common Calgary Alberta

\$475,000

OPEN HOUSE SUNDAY NOVEMBER 3 1pm-4pm. Perfect for the first time homebuyer or the savvy investor! Welcome home to this end-unit modern townhouse with plenty of upgrades. The moment you step in you will notice the inviting and open living space flooded with natural light. Impress your guests with a two-toned kitchen, quartz countertops, herringbone backsplash tiles, stainless steel appliances, and lots of cabinet space. At the back of the kitchen is an extra area that can be used as an office or bar. Upstairs you will find two primary bedrooms that each have their own ensuites and walk-in closets! The separate, dedicated laundry room offers more storage. Towards the partially finished basement, you'll have ready access to your attached two-vehicle garage, a framed mudroom, and a dedicated furnace room with even more storage. Livingston is a community designed for connection and convenience. Enjoy year-round access to an incredible 35,000 sf HOA centre offering skating rinks, tennis courts, a gymnasium, basketball court, splash park, playground, meeting rooms, and outdoor ping pong tables! Steps away, peaceful parks, a bustling town centre, bike trails, pathways, shopping centres, and schools make this the perfect place to grow. (id:6769)

Furnace 16.50 Ft x 5.00 Ft  
 Kitchen 12.83 Ft x 11.92 Ft  
 Other 7.58 Ft x 5.25 Ft  
 Dining room 13.75 Ft x 8.42 Ft  
 Living room 13.75 Ft x 13.67 Ft  
 2pc Bathroom .00 Ft x .00 Ft  
 Laundry room 6.17 Ft x 5.58 Ft

Primary Bedroom 12.92 Ft x 12.58 Ft  
 Bedroom 12.58 Ft x 9.83 Ft  
 Other 6.25 Ft x 5.42 Ft  
 Other 6.33 Ft x 4.17 Ft  
 4pc Bathroom .00 Ft x .00 Ft  
 3pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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**RE/MAX**

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 (CENTRAL)**

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