



211 Livingston Common Calgary Alberta

\$450,000

**** SAY HELLO TO A GOOD BUY ** INDOOR PARKING = SPACE FOR 2 CARS **** This trendy 2-story townhome is ideally located in the community of Livingston and close to the many amenities - Transit, Parks, Shopping, pathways, dog parks, and FUN! The ground floor displays a sizeable main entrance with high 9' ceilings. The very spacious main living area includes beautiful luxury vinyl plank flooring, a large living room, a formal dining room, and a stylish kitchen. Your new kitchen will feature white quartz countertops, tile kitchen backsplash, shaker-style upper white cabinets with lower wood grain doors & stainless steel appliances. A sizeable outdoor 14' x 7' balcony is off the kitchen area and offers patio doors for easy access to your private BBQ area. The upper floor features carpet + tile flooring and dual primary bedrooms, offering private ensuites and ample closet(s). Convenient Laundry closet with stacking washer/dryer. This trendy townhome with a modern decor palette has everything you need with a functional yet stylish layout. Plus, full interior fire suppression sprinkler system, Don't miss this opportunity. Quick possession date is available! Call your friendly REALTOR(R) to book a viewing! (id:6769)

Furnace 8.00 Ft x 3.83 Ft

Foyer 8.75 Ft x 6.00 Ft

Living room 11.25 Ft x 10.67 Ft

Kitchen 14.08 Ft x 11.50 Ft

2pc Bathroom Measurements not available

Dining room 10.67 Ft x 7.75 Ft

Bedroom 11.67 Ft x 9.75 Ft

Laundry room 3.33 Ft x 3.08 Ft

3pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Primary Bedroom 11.67 Ft x 11.33 Ft

Listing Presented By:



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**RE/MAX REAL ESTATE
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