



213 Livingston Common Calgary Alberta

\$429,900

| SOUTH FACING END UNIT | CONVENIENT LOCATION | DOUBLE ATTACHED TANDOM GARAGE | IN-UNIT UPSTAIRS LAUNDRY | DESIRABLE COMMUNITY OF LIVINGSTON | EXCELLENT VIEWS | Welcome to this beautifully appointed 2-storey corner unit townhome with an attached tandem garage, nestled in the vibrant and growing community of Livingston. Offering the perfect blend of modern finishes, comfort, and convenience, this home is ideal for first-time buyers, professionals, or investors looking for turnkey value in a high-demand area. Step inside and you'll immediately appreciate the bright, open-concept main floor, thoughtfully designed for both everyday living and entertaining. The space is enhanced by luxury vinyl plank flooring and neutral colour palette. There is a two piece bathroom on the floor for added convenience. The living room connects seamlessly to the dining room and kitchen which is perfect for entertaining guests. The kitchen is complete with stainless steel appliances, a pantry, and a gorgeous island. From the kitchen, step out onto a spacious rear deck, perfect for summer barbecues or simply unwinding after a long day while enjoying the peace of your surroundings. Upstairs, you'll find two generously sized bedrooms, each with its own private ensuite bathroom, providing ultimate comfort and privacy. This level also includes a built-in workstation/computer desk area, perfect for working from home or study. Plus, take in the stunning views of both the city skyline and the mountains--a rare and inspiring bonus. The lower level offers a tandem-length garage (almost 35 ft long), ideal for parking and additional storage, along with a utility room with more storage space. The garage also comes equipped with a heater. Living in Livingston means access to one of Calgary's best community hubs. Enjoy the Livingston Hub, which features a fully-equipped gym, splash park, playground, outdoor ...

3pc Bathroom 4.92 Ft x 7.83 Ft

Bedroom 14.17 Ft x 9.83 Ft

Primary Bedroom 11.75 Ft x 16.58 Ft

4pc Bathroom 7.42 Ft x 4.92 Ft

Furnace 3.92 Ft x 10.58 Ft

2pc Bathroom 4.83 Ft x 5.75 Ft

Dining room 10.75 Ft x 3.83 Ft

Kitchen 14.17 Ft x 15.33 Ft

Living room 11.92 Ft x 17.42 Ft

Listing Presented By:



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