



# 237 Livingston Common Calgary Alberta

\$449,900

Welcome to your new townhome in most desirable communities of livingston! Explore a fusion of contemporary flair and practical design in this impressive two-story townhome, where sunlight and expansive interiors create an inviting ambiance. Enter to discover a spacious open-plan living area, ideal for entertaining or relaxing with loved ones. Large front windows flood the room with natural light, enhancing its airy feel. Adjacent to the living area, a modern kitchen boasts stainless steel appliances, quartz countertops, tall cabinets, and a sizable central island for cooking and casual dining. A nearby office space offers convenience for remote work or daily tasks. Completing the main floor is a stylish half bathroom. Upstairs, luxury meets comfort. The primary suite features abundant light, a generous his & her Closet and a Four - piece ensuite with a standing shower. Across the hall, another spacious bedroom includes its own three-piece bathroom and large his & her closet perfect for guests or family. The upper level also hosts a practical laundry room with ample storage space. A spacious single tandem car attached garage accommodates large vehicles and seasonal gear. Livingston fosters community and convenience with access to a 35,000 SqFt HOA center for year-round recreation, including skating, tennis, a gymnasium, basketball, a splash park, playgrounds, meeting rooms, and outdoor ping pong tables. Nearby parks, a bustling town center, bike trails, pathways, shopping, and schools ensure a balanced lifestyle. With easy access to major roads, experience modern living in a vibrant community. Discover why The Octave in Livingston is your perfect new home!" (id:6769)

Furnace 3.92 Ft x 12.92 Ft  
 2pc Bathroom 5.08 Ft x 5.58 Ft  
 Dining room 11.00 Ft x 4.92 Ft  
 Kitchen 14.25 Ft x 11.67 Ft  
 Living room 10.83 Ft x 18.50 Ft

3pc Bathroom 7.42 Ft x 4.92 Ft  
 4pc Bathroom 4.92 Ft x 7.92 Ft  
 Bedroom 11.75 Ft x 9.75 Ft  
 Primary Bedroom 11.75 Ft x 11.42 Ft

Listing Presented By:



Originally Listed by:  
Real Broker



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