



# 1161 Livingston View Calgary Alberta

\$519,645

Discover Kamira, a townhome community that truly feels like home. Tucked away from the busy corridor in Livingston, Kamira offers a peaceful, prime setting backing onto scenic walkways, a municipal reserve, and a charming playground just steps from your door. With upper-end single-family homes and a park behind, plus a planned school across the street, Kamira provides the privacy and serenity of a residential enclave, not the density of a typical townhome development. This thoughtfully designed JUNIPER unit offers 1579 sq.ft. (RMS) of well-planned living space, featuring 3 bedrooms with an option to add a 4th bedroom on the entry level, 2.5 bathrooms, a double attached side by side garage, and a modern open concept kitchen, dining, and living area that is perfect for family living and entertaining. Enjoy a private patio offering a peaceful setting and plenty of room to relax outdoors. Every home is thoughtfully designed side-by-side, so you enjoy the privacy, peace, and independence from your neighbours. Durable, low-maintenance Hardie Board exteriors ensure your home and community remain beautiful for years to come, regardless of Alberta's weather. Kamira also makes everyday life effortless: every home includes double or tandem attached garages, true private yards for outdoor play or relaxation (Cedar units), and thoughtfully designed balconies/patio space with solid privacy walls, not just glass panels, so you can enjoy your outdoor space in comfort and seclusion. The interiors feature sophisticated finishes, including quartz countertops, a designer tile backsplash, luxury hard surface flooring, full-height custom cabinetry (to bulk head), stainless steel appliances, and in-suite laundry. Kamira offers three townhome designs (Cedar, Juniper, Sage) ranging from 3 to 4 bedrooms (with options to do a dual master suite) and from 1,199 sq.ft. to 1,925 sq.ft. (RMS). There...

Kitchen 14.50 Ft x 11.67 Ft  
Living room 13.42 Ft x 12.50 Ft  
Dining room 13.42 Ft x 8.00 Ft  
2pc Bathroom 5.00 Ft x 5.00 Ft  
Primary Bedroom 11.50 Ft x 10.25 Ft

4pc Bathroom 9.75 Ft x 4.92 Ft  
Bedroom 9.17 Ft x 9.00 Ft  
Bedroom 9.00 Ft x 7.67 Ft  
4pc Bathroom 7.25 Ft x 4.92 Ft

Listing Presented By:



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<http://www.meinzerjames.ca/>

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