

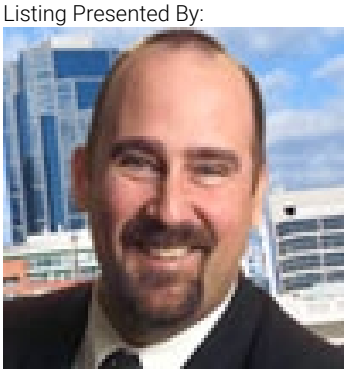
146 Livingston Avenue Calgary Alberta

$509,900

Welcome to this beautiful former Home by Avi show home in Livingston, where contemporary style, thoughtful design, and everyday functionality come together. This inviting 3-bedroom, 2.5-bathroom townhouse offers a bright and comfortable layout with plenty of room for family life. The main floor feels open and welcoming, enhanced by 9-foot ceilings and a layout that makes great use of the space. The generous living room flows naturally into the dining area, creating an easy setting for quiet evenings, family gatherings, or entertaining friends. The kitchen is conveniently located at the rear with a pantry for extra storage, while the adjoining mudroom provides direct access to the rear patio. A powder room completes the main level. Upstairs, you'll find three comfortable bedrooms, two full bathrooms, and the convenience of upper-floor laundry. The spacious primary bedroom offers a private retreat with a walk-in closet and 3-piece ensuite. Two additional bedrooms and a 4-piece bathroom provide flexibility for children, guests, or a home office. The double detached garage provides secure parking and useful extra storage, while the irrigation system makes lawn and yard care easier throughout the warmer months. Best of all, there are no condo fees, helping keep ongoing ownership costs more manageable while still enjoying the efficient and low-maintenance lifestyle of a townhouse. The location is equally convenient. The Livingston community centre is just 150 metres away, making it easy to enjoy the playground and fitness facilities. Only takes a few minutes to get on Stoney Trail, providing quick connections to the rest of the city. For even more convenience, CrossIron Mills is just an 11-minute drive away, with Calgary International Airport only about 15 minutes from home. Everyday shopping, recreation, essential services, and exciting future amenities are all close at...

Dining room 11.08 Ft x 14.75 Ft
Kitchen 10.83 Ft x 11.75 Ft
Living room 14.25 Ft x 14.67 Ft
2pc Bathroom Measurements not available
Primary Bedroom 12.83 Ft x 11.00 Ft
Bedroom 9.50 Ft x 11.00 Ft
Bedroom 8.83 Ft x 9.92 Ft
3pc Bathroom Measurements not available
4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:
Real Broker

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