



78 Livingston Gate Calgary Alberta

\$634,900

Welcome to the beautiful, award-winning community of Livingston! North Calgary's hidden gem. This community has all the amenities you need, including an award-winning HOA building complete with banquet rooms, tennis courts, a skate park, an outdoor skating rink, a splash pad, a playground, and soccer fields; the list goes on! There is also a fire hall integrated into this building. Right next door is a school's future home, which makes this beautiful townhome's location PERFECT! Did I mention the walking paths around the pond? Step inside this immaculate corner unit with NO CONDO FEES and over 2200 SQ FT OF DEVELOPED SPACE! You will first notice the envy of all your neighbours with the meticulously maintained lawn and gardens AND the extra wide sidewalk up to the front door. Once inside, you are immediately greeted by the builder upgrades with the added coat closet for all the coats and shoes you could have! Continue into the wide open floor plan and into the living room, which is perfect for hosting 30+ guests (the current owners have done this, believe it or not). The main floor flows into the dining room and the beautiful kitchen with quartz countertops and upgraded stainless steel appliances. Even the cabinets were thought of with all "pots and pan" drawers and deep corner cupboards. The back entry features another additional closet that is great for entering through the fully insulated and dry-walled garage and dropping off your coats and shoes! Check out the backyard! All the herbs and vegetables are in the perfectly maintained garden beds. This backyard is your own private oasis that is fully fenced and includes your own custom-built shed! Come back inside and head up the extra-wide stairwell to the upper floor where, to the left, you find two good-sized bedrooms and a full 4-piece bathroom with a linen closet inside. Upper-floor laundry allows you to keep a...

4pc Bathroom 8.83 Ft x 4.92 Ft

Bedroom 9.67 Ft x 10.50 Ft

Recreational, Games room 18.08 Ft x 16.00 Ft

Furnace 9.33 Ft x 16.17 Ft

2pc Bathroom 5.33 Ft x 5.08 Ft

Dining room 13.33 Ft x 8.83 Ft

Living room 13.58 Ft x 16.33 Ft

3pc Bathroom 9.33 Ft x 4.92 Ft

4pc Bathroom 9.25 Ft x 6.50 Ft

Bedroom 9.58 Ft x 12.75 Ft

Bedroom 9.00 Ft x 10.08 Ft

Primary Bedroom 12.92 Ft x 12.92 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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RE/MAX Realty Professionals

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Kitchen 12.58 Ft x 10.75 Ft

Other 5.67 Ft x 8.58 Ft