

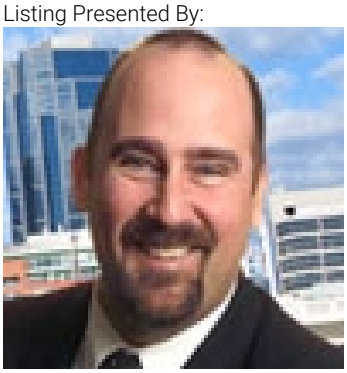
84 Livingston Parade Calgary Alberta

$374,900

Discover a thoughtfully designed, energy efficient living space within Calgary's vibrant Livingston community! This two-storey townhouse offers a refined blend of comfort and practicality. An open floorplan creates a welcoming atmosphere, enhanced by durable flooring throughout--a combination of carpet, ceramic tile, and vinyl plank--while closet organizers contribute to efficient storage solutions. Stainless steel appliances and quartz countertops grace the kitchen, complemented by a convenient pantry and kitchen island, making meal preparation effortless. Central air conditioning ensures year-round comfort, and an energy efficient design with solar panels minimizes utility costs. Laundry day becomes simpler thanks to the conveniently located, integrated laundry room on the second floor just outside the primary bedroom. Both bedrooms provide restful retreats, with the primary boasting an ensuite bath featuring quartz counters and a three-piece configuration, while the other includes access to a shared four-piece bathroom with quality finishes. An additional half bath is situated downstairs, adding convenience for guests. Outside, you have a fully fenced, private backyard for your exclusive use. There is one assigned parking stall in the parking lot, as well as an abundance of free street parking directly in front of the house. From this location you are merely minutes from the newly complete Livingston Hub community centre and with quick access to Stoney Trail for ease of commute. Call today! (id:6769)

Laundry room 1.02 M x .97 M
Primary Bedroom 3.58 M x 3.51 M
Bedroom 3.58 M x 2.97 M
3pc Bathroom 2.18 M x 2.11 M
4pc Bathroom 2.41 M x 2.11 M
Kitchen 4.37 M x 3.33 M
Dining room 3.20 M x 2.41 M
Living room 5.03 M x 3.20 M
Furnace 3.02 M x .84 M
2pc Bathroom 2.11 M x 1.02 M

Listing Presented By:



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