



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**111 LIVINGSTON Avenue, Calgary T3P 1M9**

MLS® #: **A2124696**

Area: **Livingston**

Listing Date: **04/20/24**

List Price: **\$689,900**

Status: **Active**

County: **Calgary**

Change: **-\$7k, 12-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2019**  
Lot Information  
Lot Sz Ar: **3,885 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,643**  
Low Sqft:  
Ttl Sqft: **1,643**

DOM

**29**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **3**  
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Front Yard,Landscaped**  
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Kitchen Island,Quartz Counters,Walk-In Closet(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	4`9" x 5`8"
2pc Bathroom	Main	5`1" x 4`9"
Pantry	Main	4`11" x 5`4"
Living Room	Main	13`0" x 13`0"
Bedroom - Primary	Upper	13`5" x 13`5"
Walk-In Closet	Upper	5`2" x 4`8"
Bedroom	Upper	9`0" x 9`9"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Den	Main	7`7" x 8`7"
Kitchen	Main	14`6" x 8`7"
Dining Room	Main	20`7" x 9`11"
Entrance	Main	4`0" x 3`3"
4pc Ensuite bath	Upper	12`2" x 4`11"
Bedroom	Upper	9`9" x 9`1"
4pc Bathroom	Upper	7`7" x 4`11"

Laundry	Upper	5`1" x 5`0"	Legal/Tax/Financial
Title: <b>Fee Simple</b>		Zoning: <b>R-G</b>	
Legal Desc:	1711887		Remarks
Pub Rmks:	<b>Former Morrison Homes show home, air conditioned, fully loaded, and very well kept, welcome to this 1643 sqft single family home in popular Livingston. It features south backyard, lots windows, large double detached garage, office area on the main floor, LVP flooring, wood spindles railing on the stairs, quartz counter tops in the kitchen and washrooms, 9 feet ceiling on the main floor, upgraded cabinets, chimney hood fan and built in microwave, electric fireplace with tiles surround, and large deck and patio. Upper floor has 3 good size bedrooms. Ensuite has tiled shower with seating bench, vanity counter with banjo and wider glass, and separated bath tub. Kids bedrooms with large windows, and functional laundry room. Main floor with high ceiling over the foyer and office area, huge dining area, spacious kitchen with stainless steel appliances, and sunny living room with fireplace. It has been fully fenced and nicely landscaped. It is walking distance to the community center, closes to playground, shopping, future transits, and easy access to all major roads. ** 111 Livingston Ave NE **</b>		
Inclusions:	<b>N/A</b>		
Property Listed By:	<b>Century 21 Bravo Realty</b>		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





















