

209 LIVINGSTON Common, Calgary T4B 3P6

MLS®#: **A2154648** Area: **Livingston** Listing Date: **08/08/24** List Price: **\$468,800**
 Status: **Active** County: **Calgary** Change: **-\$6k, 22-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2019**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,108**
 Low Sqft:
 Ttl Sqft: **1,108**

DOM
42
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking
 Ttl Park: **2**
 Garage Sz: **1**

Access:
 Lot Feat: **Low Maintenance Landscape**
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding, Wood Frame**
 Heating: **Forced Air** Flooring: **Vinyl Plank**
 Sewer: Ext Feat: **Balcony** Water Source: **Poured Concrete**
 Fnd/Bsmt:

Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Stove(s), Washer**
 Int Feat: **No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`10" x 5`9"	Dining Room	Main	10`11" x 6`9"
Kitchen	Main	14`2" x 11`0"	Living Room	Main	10`9" x 17`3"
3pc Ensuite bath	Second	7`5" x 4`11"	4pc Ensuite bath	Second	4`11" x 7`11"
Bedroom	Second	14`2" x 9`9"	Bedroom - Primary	Second	11`8" x 11`4"
Game Room	Lower	14`2" x 14`0"			

Legal/Tax/Financial

Condo Fee: **\$281** Title: **Fee Simple** Zoning: **M-1 d100**
 Fee Freq:

Monthly

Legal Desc:

2110678

Remarks

Pub Rmks:

****1,108 Sq.Ft. | 2-BED DUAL MASTER | 2.5-BATH | ATTACHED GARAGE | AIR CONDITIONING | PREMIUM UPGRADES | FINISHED BASEMENT.**** Step into 209 Livingston Common NE, where every detail feels as polished as a showhome. This METICULOUSLY CARED-FOR 2-bedroom townhome offers 1,320 SQ.FT of UPGRADED living space, featuring an open layout, and luxury vinyl plank flooring throughout the main and upper floors. The main floor welcomes you with a spacious entryway that flows into a bright, open living room. With 9-FOOT CEILINGS and neutral tones, this space is perfect for both relaxing and entertaining. The dining area leads to a well-appointed kitchen, complete with QUARTZ countertops, a GAS RANGE, a large eat-up island, pantry, and a bar area. Sliding doors open to a LARGE BALCONY that's ideal for enjoying your morning coffee or hosting summer BBQs. Upstairs, you'll find TWO PRIMARY BEDROOMS, each with its own ensuite, offering comfort and privacy. The luxury vinyl plank flooring continues on this level, adding a seamless, modern touch. The UPSTAIRS LAUNDRY area adds convenience to your daily routine. The FINISHED BASEMENT features a bonus living room that can serve as a home office, media room, or additional living space. AIR CONDITIONING keeps the home cool during the summer, while the HEATED GARAGE, complete with an electric vehicle charger, ensures warmth in the winter. Just steps from your front door, the LIVINGSTON HUB offers endless recreation and fun for families. Enjoy the tennis courts, skate park, ice rink, playground, splash park, gymnasium, and a variety of community programming—everything you need to stay active and entertained. Close to shopping, retail and other amenities, this home offers a blend of style, comfort, and convenience in a truly move-in ready package. Book your showing today before its gone!

Inclusions:

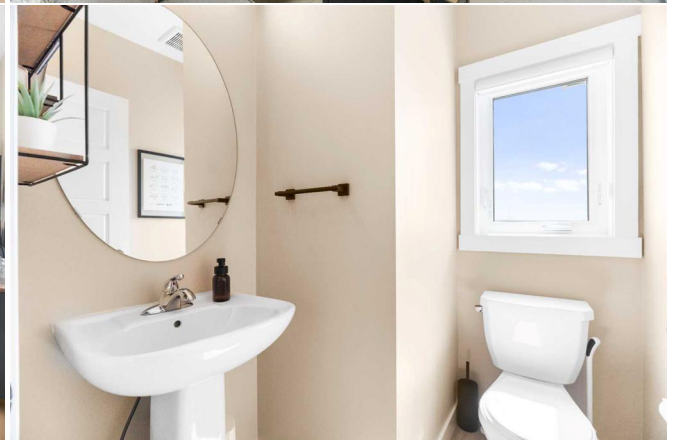
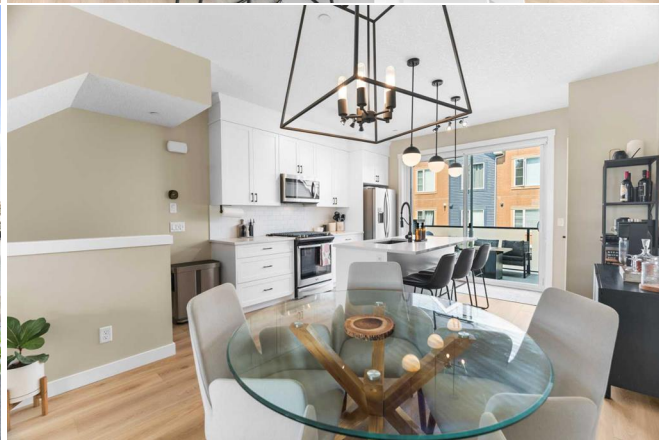
Mirrors on walls can be included

Property Listed By:

Ally Realty

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





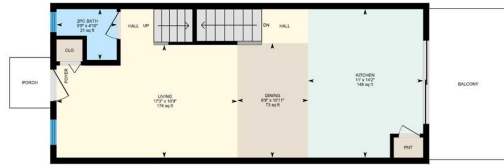






209 Livingston Common NE, Calgary, AB

1st Floor Exterior Area 554.02 sq ft
Interior Area 452.24 sq ft



PREPARED: 2024/05/06



White regions are excluded from total floor area in OLSDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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2nd Floor Exterior Area 355.47 sq ft
Interior Area 455.70 sq ft



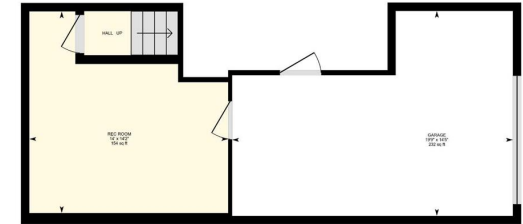
PREPARED: 2024/05/06



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Basement (Below Grade) Exterior Area 211.30 sq ft
Interior Area 180.44 sq ft
Excluded Area 287.28 sq ft



PREPARED: 2024/05/06



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