

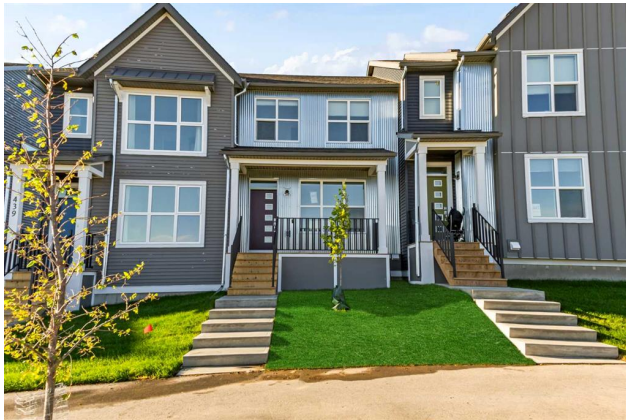


THE
A-TEAM

**RE/MAX
FIRST**

443 LIVINGSTON Way, Calgary T3P1Y5

MLS®#: **A2161582** Area: **Livingston** Listing Date: **08/29/24** List Price: **\$549,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2023**

Lot Information

Lot Sz Ar: **1,948 sqft**
 Lot Shape:

Access:

Lot Feat: **Back Lane**
 Park Feat: **Parking Pad**

Finished Floor Area

Abv Sqft: **1,217**
 Low Sqft:
 Ttl Sqft: **1,217**

DOM

20
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**

Construction: **Vinyl Siding**
 Flooring: **Carpet,Laminate,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Granite Counters,Pantry**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`10" x 4`8"	Dining Room	Main	12`10" x 9`3"
Kitchen	Main	11`0" x 10`10"	Living Room	Main	11`0" x 12`10"
3pc Ensuite bath	Upper	4`11" x 8`1"	4pc Bathroom	Upper	8`2" x 5`10"
Bedroom	Upper	8`5" x 12`2"	Bedroom	Upper	8`0" x 9`9"
Bedroom - Primary	Upper	11`6" x 10`6"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2211236

Zoning:
R-Gm

Remarks

Pub Rmks:

Experience the ultimate in affordable living with this exceptional 3-bedroom, 2.5-bathroom freehold townhouse, perfect for first-time home buyers or savvy investors. Enjoy the luxury of no condo fees and a host of premium upgrades that fulfill all your desires. As you step through the front door, you'll be greeted by an expansive open floor plan featuring a huge living room and dining area, with the kitchen thoughtfully tucked at the end for convenience. The kitchen boasts an upgraded refrigerator, chimney hood fan, built-in microwave, island, two-tone cabinets, and stainless steel appliances, making it a culinary dream. Upstairs, the master bedroom is a retreat with a 3-piece ensuite shower, while two additional spacious bedrooms, a 4-piece main bathroom, and a stacked full size laundry complete the second floor. This home also includes a deck for summer barbecues, a parking pad for two cars, and an unfinished basement ready for your personal touch. Highlights include a tiled shower in the master suite, a tub shower combo with tiled walls, a bright, sunny backyard, and a multitude of community amenities offered by Livingston's 35,000-square-foot HOA—such as a tennis court, skating rink, basketball court, table tennis, kids' splash park, playground, indoor gymnasium, and more. Located with convenient access to both Stoney Trail and Deerfoot Trail, this home offers unparalleled value and convenience. Why pay condo fees when you can own this freehold townhouse at a better price? Call today to schedule your showing and discover all that this remarkable home has to offer.

Inclusions:
Property Listed By:

NA
Royal LePage Solutions

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