



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**211 LIVINGSTON Common, Calgary T3P 1K1**

MLS®#: **A2180700**      Area: **Livingston**      Listing Date: **11/22/24**      List Price: **\$450,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2020**

Lot Information

Lot Sz Ar:      Finished Floor Area  
 Lot Shape:      Abv Sqft: **1,200**  
                     Low Sqft:  
                     Ttl Sqft: **1,200**

DOM

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

Parking

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

Access:

Lot Feat: **Fruit Trees/Shrub(s), Street Lighting, Rectangular Lot**  
 Park Feat: **Concrete Driveway, Double Garage Attached, Garage Door Opener, Insulated, Tandem**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Cement Fiber Board, Wood Frame**  
 Heating: **Forced Air, Natural Gas**      Flooring: **Carpet, Ceramic Tile, Vinyl Plank**  
 Sewer:      Water Source: **Public**  
 Ext Feat: **Balcony, Lighting**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings**  
 Int Feat: **Breakfast Bar, Closet Organizers, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`3" x 10`8"	Kitchen	Main	14`1" x 11`6"
Bedroom	Upper	11`8" x 9`9"	Laundry	Upper	3`4" x 3`1"
Furnace/Utility Room	Lower	8`0" x 3`10"	2pc Bathroom	Main	
3pc Ensuite bath	Upper		4pc Ensuite bath	Upper	
Bedroom - Primary	Upper	11`8" x 11`4"	Foyer	Lower	8`9" x 6`0"
Dining Room	Main	10`8" x 7`9"			

Condo Fee:  
**\$281**

Title:  
**Fee Simple**  
 Fee Freq:  
**Monthly**

Zoning:  
**M-1**

Legal Desc: **2110678**

Remarks

Pub Rmks: **\*\* SAY HELLO TO A GOOD BUY \*\* INDOOR PARKING = SPACE FOR 2 CARS \*\* This trendy 2-story townhome is ideally located in the community of Livingston and close to the many amenities - Transit, Parks, Shopping, pathways, dog parks, and FUN! The ground floor displays a sizeable main entrance with high 9' ceilings. The very spacious main living area includes beautiful luxury vinyl plank flooring, a large living room, a formal dining room, and a stylish kitchen. Your new kitchen will feature white quartz countertops, tile kitchen backsplash, shaker-style upper white cabinets with lower wood grain doors & stainless steel appliances. A sizeable outdoor 14' x 7' balcony is off the kitchen area and offers patio doors for easy access to your private BBQ area. The upper floor features carpet + tile flooring and dual primary bedrooms, offering private ensuites and ample closet(s). Convenient Laundry closet with stacking washer/dryer. This trendy townhome with a modern décor palette has everything you need with a functional yet stylish layout. Plus, full interior fire suppression sprinkler system, Don't miss this opportunity. Quick possession date is available! Call your friendly REALTOR(R) to book a viewing!**

Inclusions: **N/A**  
 Property Listed By: **Jayman Realty Inc.**

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

**211 LIVINGSTON COMMON NE**  
211 LIVINGSTON COMMON NE, CALDWELL, NJ 07002  
 MAIN LEVEL (AGL) - 848.36 SQ.FT. / 151.23 SQ.FT.  
 UPPER LEVEL (AGL) - 848.36 SQ.FT. / 175.88 SQ.FT.  
 TOTAL ABOVE GRADE FMS SIZE - 1696.72 SQ.FT. / 182.08 SQ.FT.  
 BASEMENT DEVELOPED AREA (BGL) - 44.05 SQ.FT. / 15.95 SQ.FT.  
 BASEMENT UNDEVELOPED AREA (BGL) - 38.05 SQ.FT. / 13.48 SQ.FT.  
 TOTAL ABOVE AREA - 1738.88 SQ.FT. / 171.44 SQ.FT.













