



THE
A-TEAM

**RE/MAX
FIRST**

58 LIVINGSTON Gate, Calgary T3P 0V2

MLS® #: **A2182751**

Area: **Livingston**

Listing Date: **12/09/24**

List Price: **\$585,888**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2018**
Lot Information
Lot Sz Ar: **2,734 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,452**
Low Sqft:
Ttl Sqft: **1,452**

DOM

44
Layout
Beds: **3 (3)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Low Maintenance Landscape,Rectangular Lot**
Park Feat: **Alley Access,Double Garage Detached,Garage Door Opener,On Street**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air**
Sewer:
Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Range,Garage Control(s),Garburator,Microwave Hood Fan,Washer,Window Coverings**
Int Feat: **Ceiling Fan(s),Central Vacuum,No Smoking Home,Open Floorplan,Pantry,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	10`10" x 9`6"	Dining Room	Main	13`4" x 11`1"
Living Room	Main	16`5" x 12`10"	Laundry	Second	6`9" x 5`3"
Family Room	Lower	18`1" x 10`4"	Den	Lower	9`8" x 9`1"
Game Room	Lower	9`11" x 6`1"	Furnace/Utility Room	Lower	7`9" x 7`3"
Bedroom - Primary	Second	12`11" x 11`0"	Bedroom	Second	9`6" x 9`5"
Bedroom	Second	9`11" x 9`11"	2pc Bathroom	Main	0`0" x 0`0"
4pc Bathroom	Second	0`0" x 0`0"	3pc Bathroom	Second	0`0" x 0`0"
3pc Bathroom	Lower	0`0" x 0`0"			

Legal/Tax/Financial

Title:	Zoning:
Fee Simple	R-Gm
Legal Desc:	1612918

Remarks

Pub Rmks: **Welcome Home. Nestled in the prestigious community of Livingston, this stunning residence offers everything you need and more. This exceptional street townhouse perfectly blends comfort, convenience, and value, all with the added benefit of NO CONDO FEES. Inside, you'll be greeted by a bright and spacious living room with a beautiful gas fireplace, creating a cozy and inviting atmosphere. The kitchen is a chef's dream, showcasing upgraded stainless steel appliances, including a premium stove and fridge. The adjacent dining area is generously sized, perfect for hosting larger gatherings, while the back entry adds extra convenience. The main floor is completed with a 2-piece bath. Upstairs, the expansive Primary Bedroom is filled with natural light and includes a walk-in closet, a luxurious ensuite with an oversized shower and generous counter space. Two additional well-sized bedrooms provide ample room for family or guests. For added convenience, the laundry room is located on this level, alongside a 4-piece bath. The professionally finished basement is an entertainer's dream. It features a spacious family room with a bar area, a large 3-piece bath, and a versatile den and games area that can easily be transformed into an additional bedroom. Upgraded carpet and underlay add extra comfort throughout the lower level. The exterior of this home is designed for effortless outdoor living, featuring a spacious, low-maintenance deck that's perfect for both relaxation and entertaining. Enjoy seamless gatherings with a gas line connected to both the barbecue and the gazebo, ideal for creating a cozy ambiance with a firepit. Plus, parking is never a concern with the generous double garage, offering plenty of space for vehicles and additional storage. Living in the vibrant community of Livingston means you'll enjoy a wealth of amenities, including parks, schools, shopping, tranquil ponds and wetlands, an off-leash park, open spaces, a cycle pump track, and a state-of-the-art community hub. With easy access to Stoney Trail, just 30 minutes to downtown, and only 10 minutes to the airport, the location is unbeatable. This home is a true gem—don't miss out on the opportunity to make it yours. Schedule your showing today!**

Inclusions: **tv mounts (x3), shed, gazebo**
 Property Listed By: **CIR Realty**

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







