

# \$709,000 - 179 Livingston Avenue Ne, Calgary

MLS® #A2241603

**\$709,000**

4 Bedroom, 4.00 Bathroom, 1,764 sqft

Residential on 0.08 Acres

Livingston, Calgary, Alberta

Welcome to one of the most impressive laned homes in the community—crafted by award-winning Morrison Homes and situated on an oversized lot. This exceptional property offers a rare combination of style, space, and income potential.

The main and upper levels feature three spacious bedrooms, 2.5 bathrooms, and a bonus room—perfect for a home office, playroom, or second living area. The thoughtful floor plan is filled with high-end finishes, designer details, and an abundance of natural light throughout.

Downstairs, you’ll find a fully legal one-bedroom, one-bathroom basement suite with a private entrance—ideal for extended family, guests, or rental income.

Out back, the oversized double detached garage provides ample space for vehicles, storage, or even a workshop setup. With its curb appeal, spacious layout, and premium lot, this home stands out as the nicest laned home in the neighborhood.

Just steps to the Livingston Hub, a vibrant facility serving as the community hub with gymnasium, banquet hall, meeting rooms, community kitchen and more such as skating rinks, tennis courts, playground, splash park, amphitheatre, ping pong tables & gathering areas.

This is your opportunity to own a truly turn-key home in a vibrant and growing community—don’t miss it!



Built in 2020

## Essential Information

MLS® #	A2241603
Price	\$709,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,764
Acres	0.08
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	179 Livingston Avenue Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0V8

## Amenities

Amenities	Park, Picnic Area, Playground, Recreation Facilities, Clubhouse, Game Court Interior
Parking Spaces	4
Parking	Double Garage Detached, Oversized, Parking Pad
# of Garages	2

## Interior

Interior Features	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Washer, Washer/Dryer, Window Coverings, Electric Water Heater
Heating	Central
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full, Suite

## Exterior

Exterior Features	Other, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Level, Private
Roof	Asphalt Shingle
Construction	Aluminum Siding, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 21st, 2025
Days on Market	52
Zoning	R-G
HOA Fees	450
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
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